



Randolph Avenue, Little Venice
London W9 1BH
Asking price £5,750,000 Freehold

An exceptional white stucco end-of-terrace house, superbly positioned in the heart of Little Venice. Extending to approximately 3,478 sq ft, this impressive family home offers beautifully balanced accommodation with an abundance of natural light, elegant proportions and exceptional entertaining space.

The raised ground floor features a magnificent reception room with high ceilings and expansive windows together with a separate study area overlooking the rear aspect.

The lower ground floor comprises an open-plan Bulthaup kitchen/dining room with Gaggenau and Miele appliances, and direct access to a charming private garden with both side and rear access. A further reception room (which could be used as an en-suite bedroom with shower) and utility room complete this floor.

The first floor comprises an elegant principal reception room spanning almost the full width of the house, with attractive views of the surrounding area. The second floor offers a generous bedroom suite with a dressing area and bathroom.

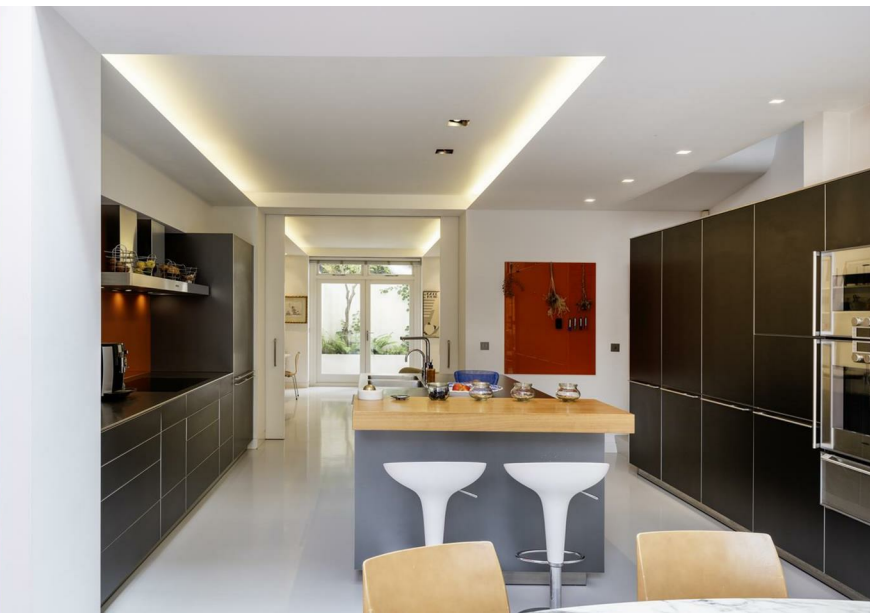
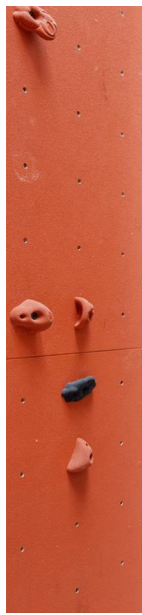
The third floor provides two further large bedrooms (one en-suite) together with a family bathroom. Occupying the top floor and fitted with air conditioning is an impressive additional reception room opening onto a private terrace, offering flexible accommodation ideal as a family room or bedroom with en-suite.

Located moments away from the picturesque Regent’s Canal, the house is perfectly positioned to enjoy the boutiques, cafés and restaurants of Little Venice, together with superb transport connections including nearby underground stations providing convenient access to the West End, the City and beyond.

Amenities:
Dinesen Douglas Fir Flooring On Ground, First, Second, Third and Fourth Floors, Gaggenau & Miele Appliances, Underfloor Heating, Air-Conditioning, 6M(H) Climbing Wall, Alarm System.









Randolph Avenue, W9

Approximate Gross Internal Area

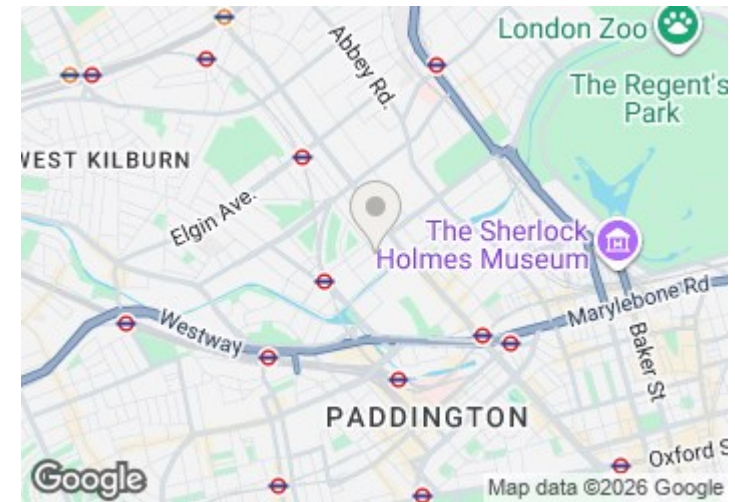
323 sq m/ 3478 sq ft Including Under 1.5m and Vaults

306 sq m/ 3291 sq ft Excluding Under 1.5m and Vaults

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

IAN GREEN
RESIDENTIAL