



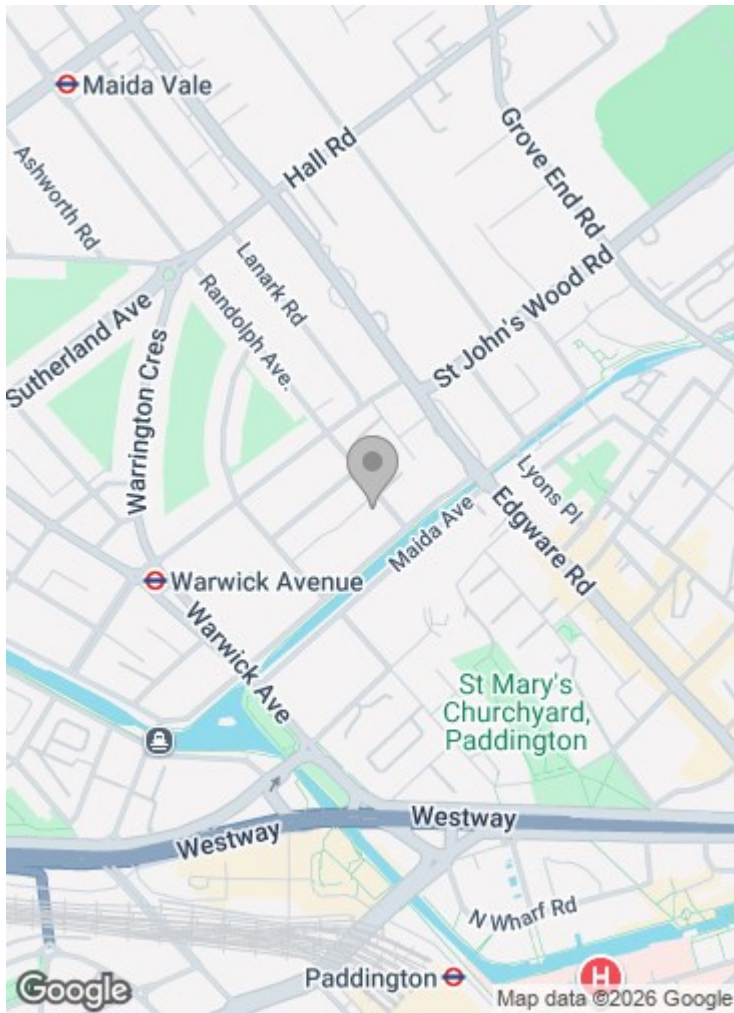
**Randolph Avenue
Little Venice W9 1DW**

Asking price £3,900,000

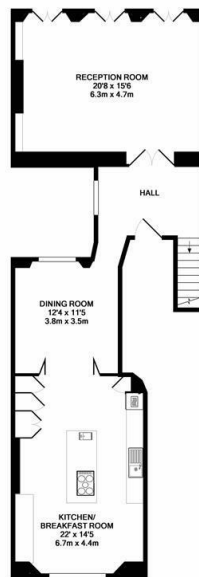
***** JOINT SOLE AGENTS**** BRAND NEW EXCLUSIVE LISTING*****

An opportunity to purchase this four bedroom three bathroom duplex garden apartment with striking uninterrupted views across the one of London's award winning private garden squares. Set in a Grade II listed building, this stunning south facing apartment has been renovated and architecturally designed and accommodation includes master bedroom and en suite bathroom and steam shower room with direct views and access to a private garden that leads on to the communal gardens, three further double bedrooms (one en-suite bathroom), family bathroom, large double reception with views and access to the communal gardens and full length floor to ceiling windows, large fully fitted Gaggenau kitchen and dining room, gym and wine cooler. Further features include Rako lighting and Sonos sound system

Randolph Avenue is superbly located on the Crescent Garden which is directly accessible from the building and offers three and a half acres of superbly maintained gardens including a children's playground. Maida Vale or Warwick Avenue tube stations (Bakerloo Line) are both a short walk away as are the shops and cafes of the popular Clifton Road and Formosa Street.



LOWER GROUND FLOOR
APPROX. FLOOR AREA 1389 SQ.FT.



GROUND FLOOR
APPROX. FLOOR AREA 800 SQ.FT.

RANDOLPH AVENUE W9
TOTAL APPROX. FLOOR AREA 2278 SQ.FT. (211.6 SQ.M.)

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92	A	10
B	81	B	7
C	69	C	5
D	55	D	3
E	39	E	2
F	13	F	1
G	1	G	0