



RANDOLPH ROAD

Little Venice, W9

RANDOLPH ROAD W9
CITY OF WESTMINSTER



A BEAUTIFUL, CLASSIC STUCCO HOUSE IN LITTLE VENICE.

A five bedroom house in an unrivalled location within W9. Randolph Road is located moments away from the Regent's Canal and the local shopping and transport facilities of the area. This elegant property enjoys access to beautifully communal gardens.



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EPC

E

Local Authority: London Borough of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £9,350,000







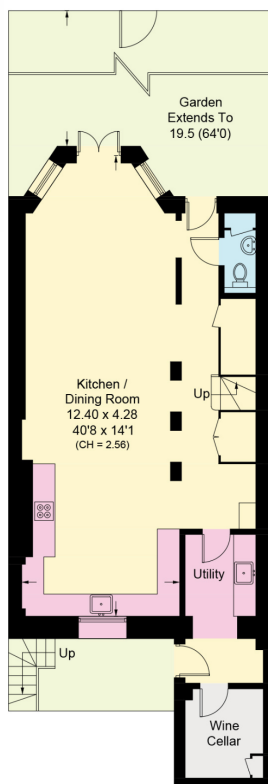
Arranged over five floors, this impressive home offers generous and versatile living accommodation throughout, including two spacious reception rooms ideal for both entertaining and family living. The property further benefits from two well-appointed bathrooms and five well-proportioned bedrooms, providing ample space for modern family life. Combining period charm with an exceptional location, this superb residence presents a rare opportunity to acquire a substantial family home in the heart of Little Venice.



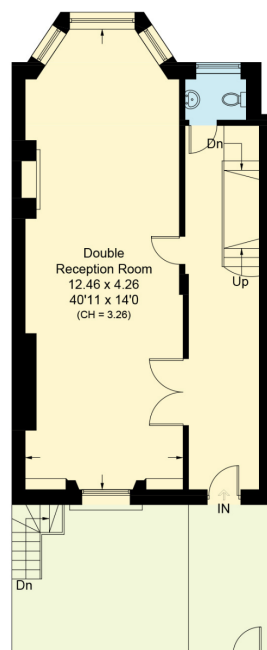
Randolph Road is located adjacent to the picturesque Regent's Canal and enjoys easy access to all the facilities of the West End and Central London. Paddington Station and the Heathrow Express are located within 0.5 miles of the property. The Heathrow Express provides access to Heathrow Airport in 15 minutes. Warwick Avenue Underground Station (Bakerloo Line) is nearby with access to the Elizabeth Line from Paddington. The property benefits further from exceptional leisure facilities in the surrounding area, being close to two of the Royal Parks – Regent's Park and Hyde Park.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

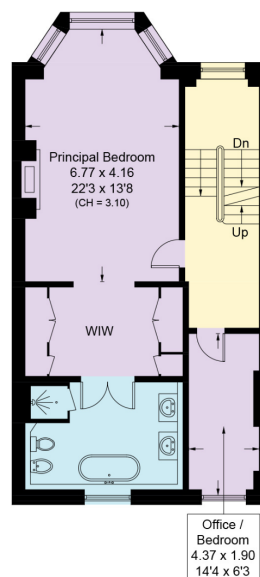




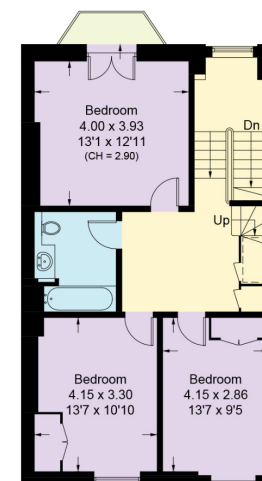
Lower Ground Floor
Approximate Area = 81.0 sq m / 872 sq ft



Ground Floor
Approximate Area = 73.2 sq m / 788 sq ft

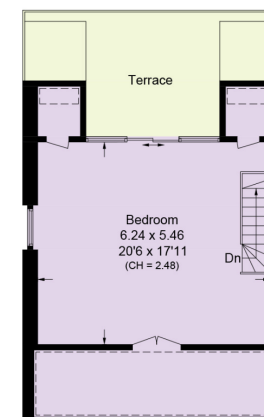


First Floor
Approximate Area = 73.6 sq m / 792 sq ft



Second Floor
Approximate Area = 69.5 sq m / 748 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)

□ = Reduce head height below 1.5m



Third Floor
Approximate Area = 49.9 sq m / 537 sq ft
Including Limited Use Area (12.5 sq m / 134 sq ft)

Approximate Area = 347 sq m / 3,737 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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