



# Randolph Crescent

London, W9

Asking Price £4,250,000

A superb and very rare to the market, three bedroom garden maisonette with direct access to the stunning Triangle Amenity communal garden. This elegant period property, with its own private entrance, is perfectly situated in the heart of Little Venice.

The property boasts many period features which include a wonderful reception room which leads out to the private garden, high ceilings and garden views. Accommodation comprises; three bedrooms, three bathrooms, two reception rooms, eat in kitchen, utility room and store room.

Randolph Crescent is superbly located for all the amenities Little Venice has to offer, these include Warwick Avenue (Bakerloo Line) and the shops & cafes of Clifton Road.

**CHESTERTONS**



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- A stunning garden maisonette positioned on Randolph Crescent and brimming with period features.
- Spanning approximately 2420 square feet the apartment has its own private patio garden which further gives access to the ever popular Triangle Amenity Gardens.
- Finished to a high standard throughout and filled with abundant natural light.
- The apartment comes with a share in the freehold and exceptionally long underlying lease.



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**Tenure:** Share of Freehold 991 years 1 months  
**Service Charge:** £7680.38  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** H

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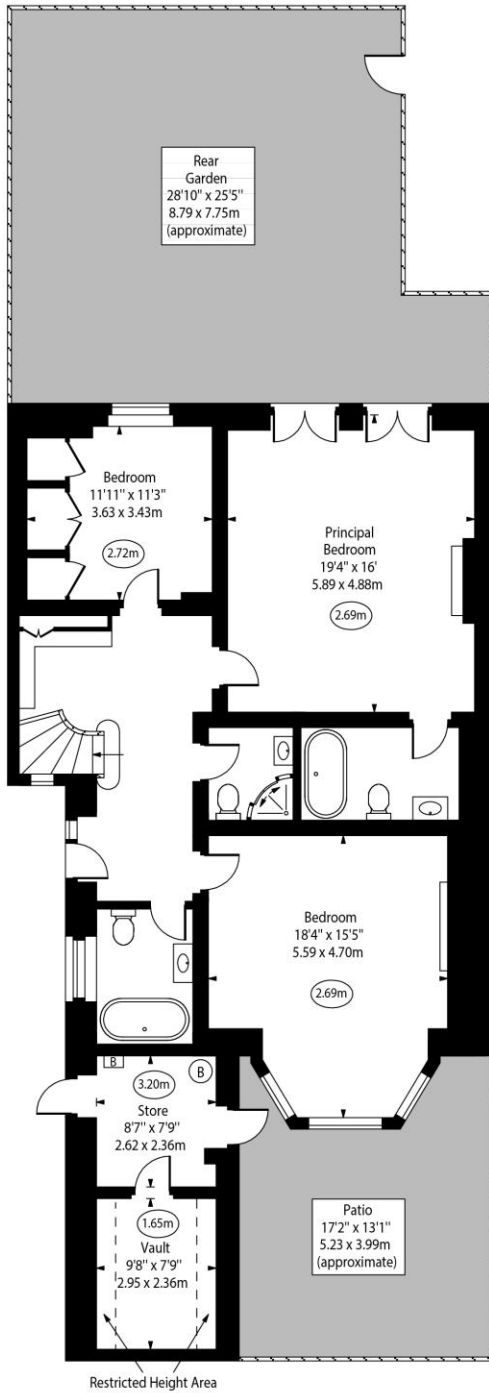
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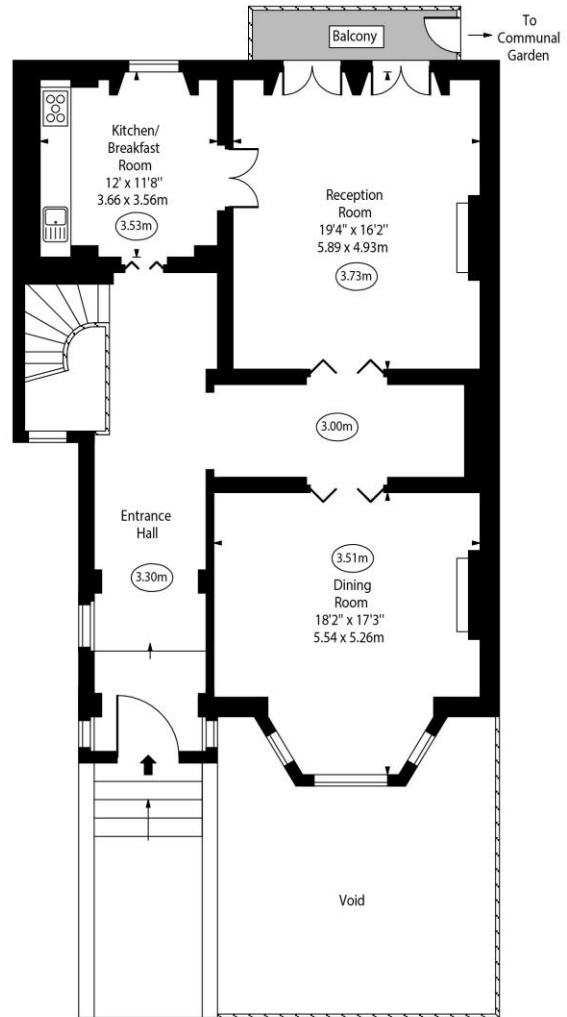


○ - Ceiling Height



Restricted Height Area

Lower Ground Floor



Raised Ground Floor

Approx Gross Internal Area 2388 Sq Ft - 221.85 Sq M

Approx. Floor Area Including Restricted Heights 2412 Sq Ft - 224.07 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023874M

