



Randolph Road, Little Venice
London W9 1AN
Asking price £9,350,000 Freehold

A classical white-stucco house extending to approximately 3,737 sq. ft, with a private garden opening directly onto exceptional communal gardens, including a tennis court for residents' use only and a children's playground. In need of updating, the property presents an exciting opportunity to create a wonderful family home in the heart of Little Venice.

Arranged over five floors, the house combines elegant period features with generously proportioned accommodation. The raised ground floor provides an impressive front-to-back double reception room, filled with natural light and enjoying lovely views across the communal gardens.

The first floor accommodates the principal bedroom suite and a separate study. Three further bedrooms occupy the second floor, while the top floor offers an additional bedroom or media room opening onto a private roof terrace.

On the lower ground floor, an open-plan kitchen and dining area leads onto the private garden, with direct access to the communal gardens beyond. This connection between the house and its green surroundings is a particularly special feature, offering space for family recreation, relaxation and tennis close to home.

The house offers scope for thoughtful refurbishment, allowing an incoming owner to update the interiors to suit their family's needs while retaining the character and proportions of this period home.

Situated close to Regent's Canal, Randolph Road is well placed for the amenities of Little Venice and connections across London. Warwick Avenue station provides access to the Bakerloo line, while Paddington offers the Elizabeth line, Heathrow Express and national rail services. Regent's Park and Hyde Park are also within easy reach.



Randolph Road, W9

Approximate Area = 347.2 sq m / 3737 sq ft
Including Limited Use Area (13.4 sq m / 144 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

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