



Randolph Road, Little Venice
London W9 1AN
Asking price £9,950,000 Freehold

A classical white-stucco family house extending to 3,737 sq. ft, with direct access to one of London's most sought-after communal gardens.

Arranged over five floors, the house offers beautifully proportioned family accommodation, combining timeless period character with exceptional entertaining and living spaces. The raised ground floor features an impressive front-to-back double reception room, bathed in natural light and enjoying glorious views across the communal gardens.

The entire first floor is dedicated to the principal suite, complete with a separate study, both looking down the tree-lined Clarendon Gardens. Three further bedrooms occupy the second floor, while the top floor provides a versatile additional bedroom or media room, opening directly onto a private roof terrace.

The lower ground floor comprises an open plan kitchen and dining area flowing effortlessly onto a beautifully landscaped private garden. The communal gardens, complete with a residents' tennis court and children's playground—offers a rare balance of tranquillity and recreation in the heart of central London.

Perfectly positioned alongside the picturesque Regent's Canal, Randolph Road enjoys excellent connectivity to the West End and the rest of central London. Paddington Station, as well as the Heathrow Express and Elizabeth Line are within walking distance, while Warwick Avenue (Bakerloo Line) is just a few minutes stroll from the property.

The house also benefits from two of London's Royal Parks—Regent's Park and Hyde Park—within easy reach, offering acres of green open space and some of the capital's finest walking and cycling routes.

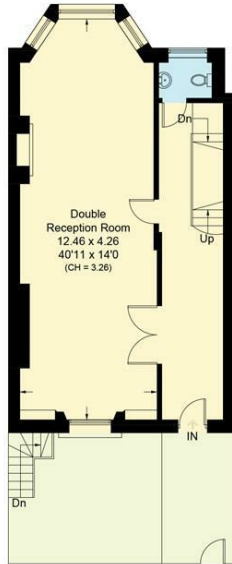


Randolph Road, W9

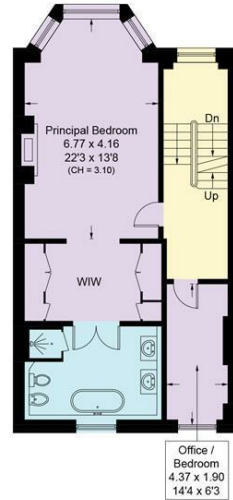
Approximate Area = 347.2 sq m / 3737 sq ft
Including Limited Use Area (13.4 sq m / 144 sq ft)



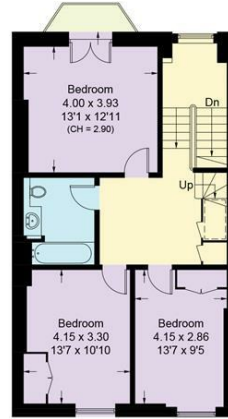
Lower Ground Floor
Approximate Area = 81.0 sq m / 872 sq ft



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



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

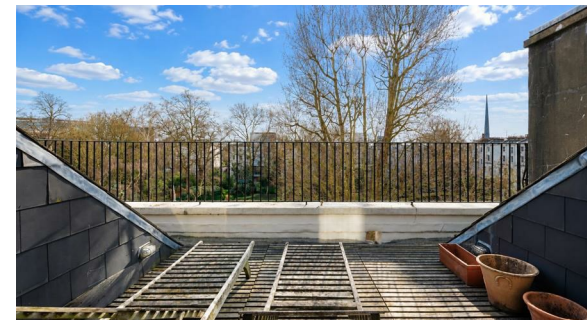


Second Floor
Approximate Area = 69.5 sq m / 748 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



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