



Carlton Mansions

Randolph Avenue, W9

Asking Price £1,100,000

A charming three bedroom apartment set on the first floor of this ever popular purpose built block. Spanning approximately 960 square feet and benefitting from a balcony to the front and communal garden at the rear.

With abundant natural light, the accommodation comprises a large double reception leading to the charming balcony, a separate fully fitted eat in kitchen also with its own balcony, master bedroom with plentiful storage and its own walk in wardrobe overlooking the communal garden, two further bedrooms, and family bathroom.

Carlton Mansions is superbly located to take advantage of the amenities of Maida Vale, which include Paddington recreation ground and Maida Vale underground (Bakerloo line).

CHESTERTONS



Carlton Mansions

Randolph Avenue, W9

- A first floor apartment positioned within an attractive purpose built Mansion Block.
- Benefitting from a share in the freehold and exceptionally long underlying lease.
- Easy access to and views over Paddington Recreation Ground.
- With views over and access to wonderful communal gardens.



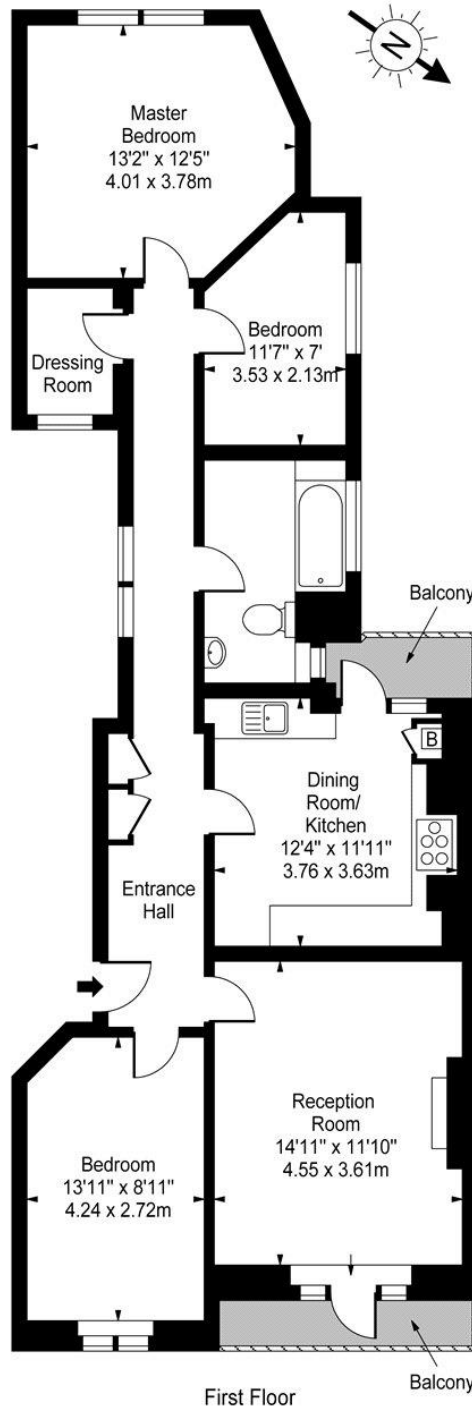
Tenure: Share of Freehold 977 years 2 months
Service Charge: £7,177.68 pa
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: F

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
100-150 kWh/m ² (A)	100-150 kWh/m ² (A)	100-150 g/m ² (A)	100-150 g/m ² (A)
151-200 kWh/m ² (B)	151-200 kWh/m ² (B)	151-200 g/m ² (B)	151-200 g/m ² (B)
201-250 kWh/m ² (C)	201-250 kWh/m ² (C)	201-250 g/m ² (C)	201-250 g/m ² (C)
251-300 kWh/m ² (D)	251-300 kWh/m ² (D)	251-300 g/m ² (D)	251-300 g/m ² (D)
301-350 kWh/m ² (E)	301-350 kWh/m ² (E)	301-350 g/m ² (E)	301-350 g/m ² (E)
351-400 kWh/m ² (F)	351-400 kWh/m ² (F)	351-400 g/m ² (F)	351-400 g/m ² (F)
401-450 kWh/m ² (G)	401-450 kWh/m ² (G)	401-450 g/m ² (G)	401-450 g/m ² (G)
451-500 kWh/m ² (H)	451-500 kWh/m ² (H)	451-500 g/m ² (H)	451-500 g/m ² (H)
501-550 kWh/m ² (I)	501-550 kWh/m ² (I)	501-550 g/m ² (I)	501-550 g/m ² (I)
551-600 kWh/m ² (J)	551-600 kWh/m ² (J)	551-600 g/m ² (J)	551-600 g/m ² (J)

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Approx Gross Internal Area 957 Sq Ft - 88.91 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 003563M

