



# Randolph Avenue

Little Venice, W9

£4,500 per month  
(£1,038.46 per week)

A lovely family house with a stunning garden in this lovely terrace moments to Warwick Avenue Station. Comprising reception room, smart modern kitchen, separate dining room, three double bedrooms (one en-suite), family bathroom & downstairs WC.



# Randolph Avenue

## Little Venice, W9

- Modern House With Garden
- Pet friendly
- 3 Bedrooms
- 2 Bathroom
- Close to Canal, Cafes & Transport
- Private Parking
- EPC C



A lovely family house with a stunning garden in this lovely terrace moments to Regents Canal and the shops and cafes of Little Venice and Warwick Avenue Underground Station.

The property comprises of a wonderful front garden, reception room with wood floors, smart modern kitchen, separate dining room, three double bedrooms (one en-suite), family bathroom and downstairs WC. In addition there is off street parking and a large garden.

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<b>Minimum Term:</b>	12 months
<b>Deposit Required:</b>	6 weeks
<b>Local Authority:</b>	Westminster City Council
<b>Council Tax Band:</b>	G
<b>EPC Rating:</b>	C
<b>Unfurnished</b>	



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### Chestertons Little Venice Lettings

26 Clifton Road  
Maida Vale  
London  
W9 1SX  
[littlevenice@chestertons.co.uk](mailto:littlevenice@chestertons.co.uk)  
02072662369  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

## Randolph Avenue

Approximate Gross Internal Area = 1095 sq ft / 101.8 sq m  
 Store = 16 sq ft / 1.5 sq m  
 Total = 1111 sq ft / 103.3 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in  
 accordance with the current edition of the RICS Code of Measuring Practice

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