



Randolph Crescent

London, W9

Asking Price £4,250,000

A stunning garden maisonette spanning over 2750 square feet positioned within an end of terrace Victorian conversion and having the completely unique benefit, for the road and the area, of a double garage and off-street parking for 2 cars.

Positioned over the ground and lower ground floor of an end of terrace Victorian conversion with a rare triple aspect and benefitting from a charming private patio garden which gives direct access to the ever popular Triangle Amenity communal gardens, the accommodation comprises, on the ground floor, a spacious and bright reception room with direct access to a balcony with steps down to the patio garden, a large and fully fitted eat in kitchen, an extremely spacious master bedroom, large bathroom and a very useful utility space. The garden level is made up for 3 large double bedrooms, a further large reception room which could be used as a further bedroom/playroom, and a useful study. Two bathrooms on this level serve the bedrooms. The garage has been converted into a extremely useful further living space with a mezzanine area. This can be accessed via the common areas of the building.

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



Randolph Crescent

London, W9

- A stunning garden duplex apartment spanning approx. 2750 square feet.
- The apartment has the unique benefit for the street of a double garage along with off street parking for 2 cars.
- Positioned on arguably the most popular street in central Little Venice.
- Being the end of terrace the apartment have the enviable benefit of windows on three sides offering abundant natural light throughout.



Tenure: Share of Freehold 955 years 9 months

Service Charge: £5,244 pa

Ground Rent: Peppercorn

Local Authority: Westminster

Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		52 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Little Venice Sales

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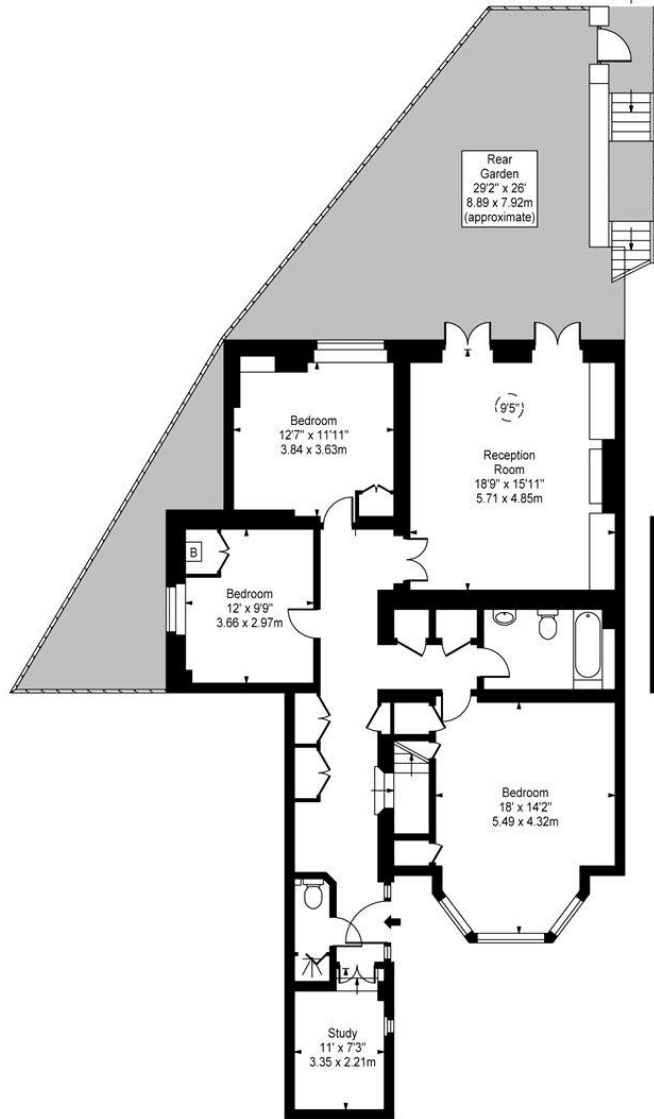
[chestertons.co.uk](https://www.chestertons.co.uk)

Randolph Crescent, W9

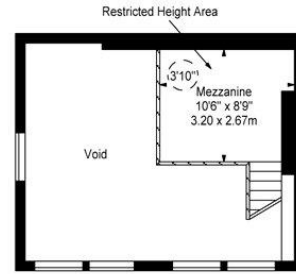


○ - Ceiling Height

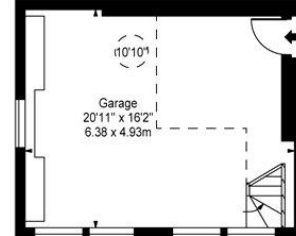
To Communal Garden



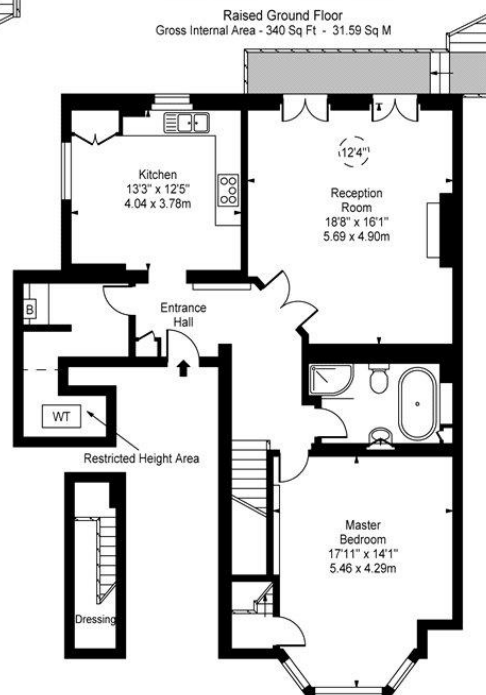
Lower Ground Floor
Gross Internal Area - 1334 Sq Ft - 123.93 Sq M



Mezzanine
Gross Internal Area - 92 Sq Ft - 8.55 Sq M



Raised Ground Floor
Gross Internal Area - 340 Sq Ft - 31.59 Sq M



Raised Ground Floor
Gross Internal Area - 1044 Sq Ft - 96.99 Sq M

Approx Gross Internal Area 2378 Sq Ft - 220.92 Sq M
Approx. Floor Area Including Restricted Heights 2412 Sq Ft - 224.07 Sq M
Garage Area 340 Sq Ft - 31.59 Sq M
(Excluding Restricted Height Area)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 010868M

