



Randolph Crescent

LITTLE VENICE • £1,500,000

A stunning example of a Raised Ground Floor, two bedroom apartment with a private balcony and access to the award winning Crescent Gardens.

- o Raised Ground Floor
- o Private Balcony
- o Two Bedrooms
- o Two Bathrooms
- o Access to Crescent Gardens

DESCRIPTION

Situated on the Raised Ground Floor. This two bedroom, two bathroom apartment has been re-furnished by the current owners to an exacting standard. The property benefits from a west facing balcony over the award winning Crescent communal gardens which the flat also has access to via a gate on the road.

Randolph Crescent is located in the heart of Little Venice, with the shops and cafes of Clifton Gardens at the end of the road, and Warwick Avenue (Bakerloo) underground approx. 0.2 miles away.

TERMS

Price: £1,500,000

Tenure: Share of Freehold

Ground Rent: £0.01

Service Charge: £4,197.00

Local Authority: Westminster

Council Tax: F

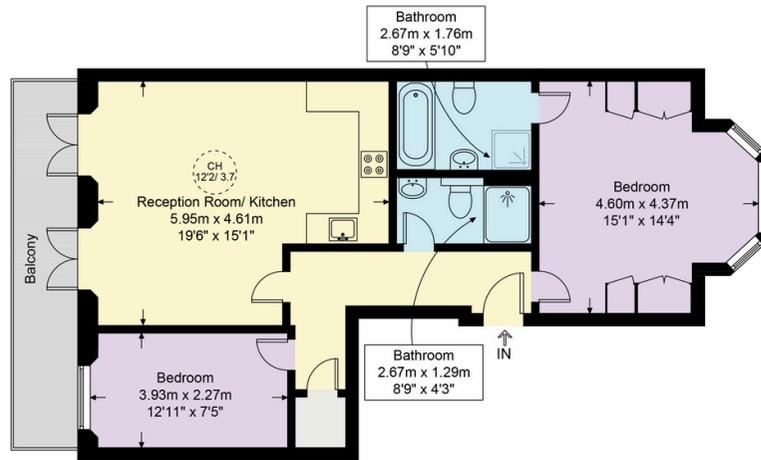
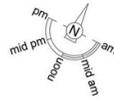
Energy Rating: 68.00





Randolph Avenue, W9

Approximate Gross Internal Area = 768 sq ft / 71.3 sq m



Upper Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



ng	Current	Potential
sts		
	68	81
F		
G		
s		

EU Directive 2002/91/EC

Environmental Im	
Very environmentally friendly - (92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - (1-20)	

England, Scotland & W



Jack Graham-Lindsey

Partner

0207 046 9464

jack.graham-lindsey@hardinggreen.com

Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



FIND OUT MORE