



Randolph Road | Little Venice | London | W9

Asking Price - £2,300,000



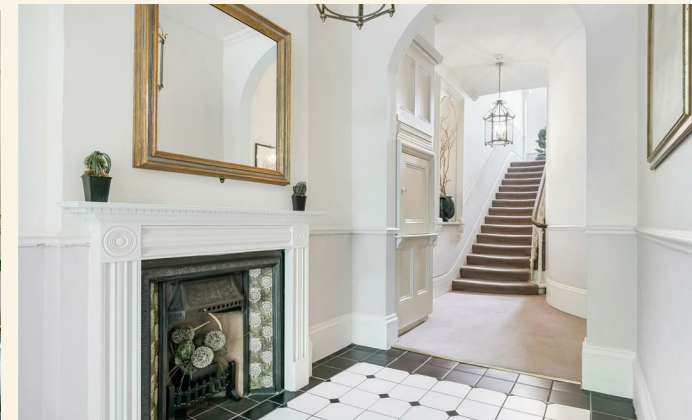
- Three Bedrooms
- Private Terrace
- Separate utility room
- Stunning Stucco fronted building
- Three Bathrooms
- Duplex Apartment
- Prime Little Venice Location
- Share of Freehold building

Set within one of Little Venice's most prestigious addresses, this exceptional three bedroom, three bathroom apartment occupies the upper floors of a magnificent stucco-fronted period building on Randolph Road.

Extending to approximately 1,597 sq ft / 148.34 sq m, the apartment offers beautifully proportioned accommodation arranged over two floors.

Entered on the second floor, the property opens into a spectacular reception room featuring striking dual aspect windows that flood the space with natural light and create a wonderful sense of volume and grandeur. Adjoining the reception room is a semi open-plan dining area, equally suited as an elegant study or home office space.

To the rear, a substantial separate kitchen opens directly onto a truly stunning terrace, an





exceptional entertaining space rarely found in Little Venice apartments of this nature. Also on this floor is a well proportioned guest bedroom alongside a separate guest bathroom.

The upper floor is dedicated to the bedroom accommodation and comprises an impressive principal suite with fitted wardrobes and a large bathroom, together with a further double bedroom benefiting from its own en suite shower room.

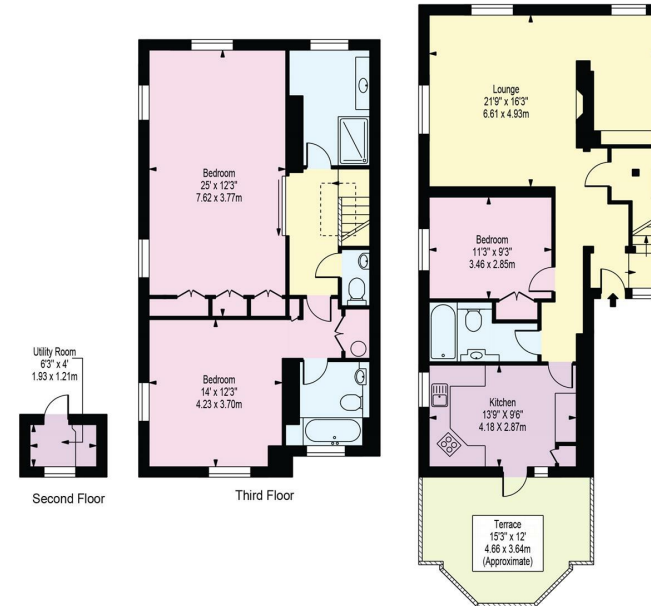
Additionally, the apartment enjoys a highly practical and unusually private utility room positioned on the half landing between the first and second floors, exclusively serving this apartment.

Randolph Road is widely regarded as one of Little Venice's finest residential streets, renowned for its grand white stucco architecture, tranquil setting and close proximity to the picturesque Regent's Canal. The cafés, waterside restaurants and boutiques of Clifton Road and Formosa Street are moments away, while the open spaces of Paddington Recreation Ground and Regent's Park are also within easy reach.

Excellent transport connections are provided by Warwick Avenue Station (Bakerloo Line), Maida Vale Station and Paddington Station, offering access to the Elizabeth Line and Heathrow Express.



Randolph Road
 Approx. Gross Internal Area
 146.00 sq m / 1572 sq ft
 (Excluding Utility Room)
 Approx. Gross Internal Area Of Utility Room
 2.34 sq m / 25 sq ft



For Illustration Purposes Only
 This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract.
 Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement.
 Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.

Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

24 Bristol Gardens
 London
 W9 2JQ
 hello@draperlondon.com
 0203 143 1900