



MELBOURNE COURT, RANDOLPH AVENUE,

Little Venice W9



A REFURBISHED, THREE BEDROOM FIFTH-FLOOR APARTMENT

Forms part of a sought-after, purpose-built block with a balcony,
porter, and lift access.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of freehold, plus leasehold with approximately 980 years remaining

Service charge: Circa £6,564 per annum (includes insurance + sinking fund, reviewed annually. The next review date is 2027.

Asking Price: £895,000



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The apartment offers well-proportioned accommodation, with a bright reception room leading on to the balcony. Large windows let in natural light throughout, creating a welcoming, airy atmosphere.

The kitchen features handleless soft blue cabinetry, white stone worktops and integrated stainless steel appliances. The principal bedroom benefits from an en suite bathroom with herringbone tiling, two further bedrooms and a family bathroom.

Residents benefit from the convenience of portage and lift access, as well as recently refurbished communal areas, giving the building a refreshed, well-maintained feel.







LOCATION

Melbourne Court, in the heart of Little Venice, on the corner of Randolph Avenue and Clifton Gardens, is situated moments away from the famous Regents Canal.

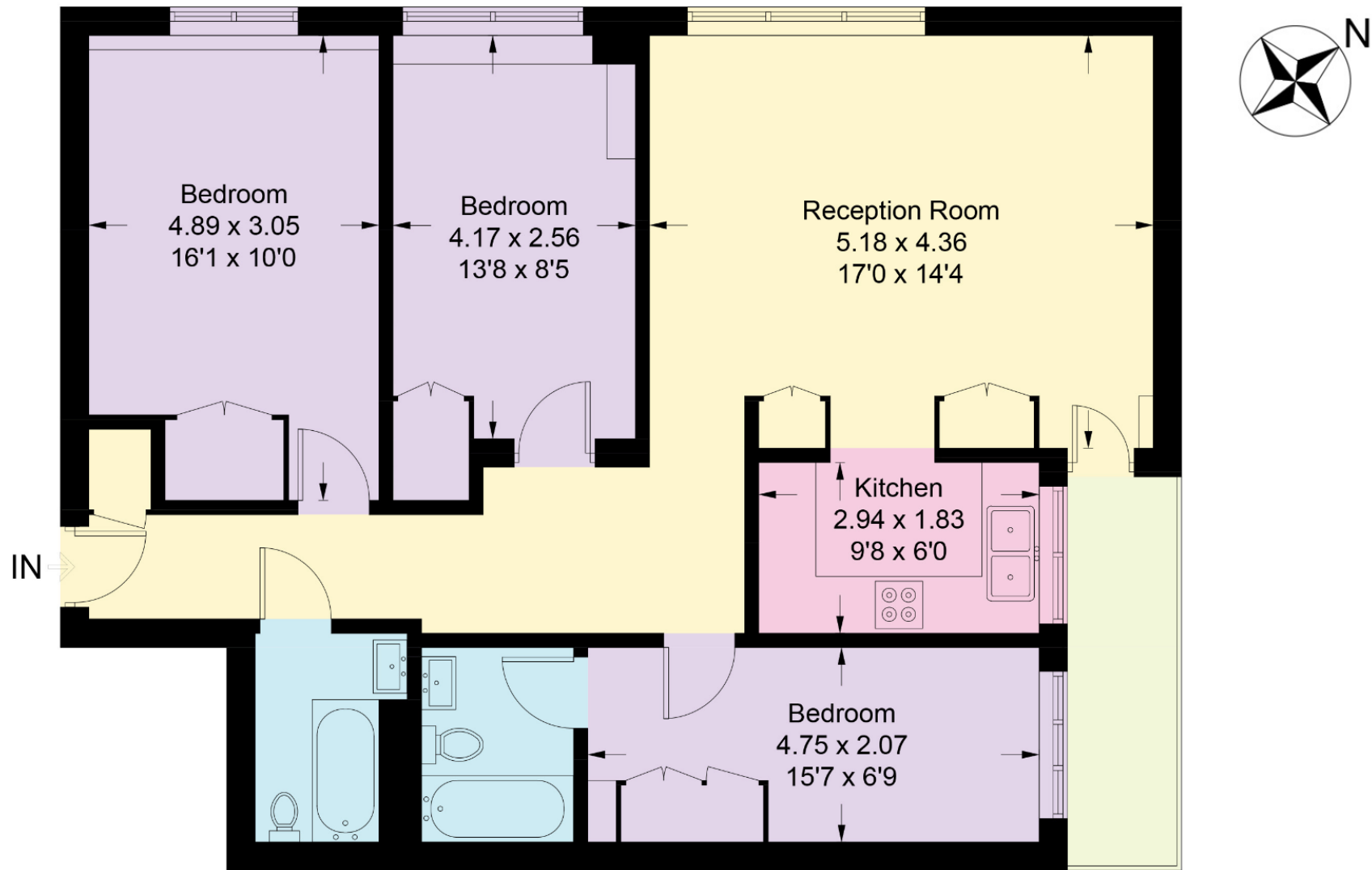
Little Venice, one of West London's most picturesque and desirable neighbourhoods. Known for its elegant period architecture and tranquil tree-lined canal-side setting, and excellent schools. The area offers a charming village atmosphere with an excellent selection of local trendy bars and restaurants of Little Venice along Formosa Street and Clifton Road.

Transport connections are exceptional. Warwick Avenue Underground Station (Bakerloo Line) is within easy reach, offering direct access to Paddington, Marylebone and Oxford Circus. Paddington Station (Bakerloo, District and Circle, Hammersmith and City Lines) is also nearby, and provides National Rail services and the Elizabeth Line for fast connections across London and to Heathrow Airport.

FIRE SAFETY: We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.







Fifth Floor

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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