



## RANDOLPH AVENUE, LONDON, W9 £2,900,000 SHARE OF FREEHOLD

Lateral Living at its best! This spectacular four-bedroom apartment (Approx. 1850 sq. ft.) located on the garden level of a double fronted red brick Victorian conversion with a remarkably large private garden which backs on to the tennis courts of Paddington Recreation Ground and situated in the heart of this sought after area. The garden apartment offers well-proportioned accommodation and features a large open plan reception area with a family dining room and living room. The bespoke German kitchen, equipped with high value Miele appliances opens out onto an 80ft mature private south-west facing garden which seamlessly integrates indoor and outdoor living. The Garden has a bespoke out building which is currently used as an office. The apartment has been finished to a high standard throughout and features high quality wood flooring with format tiles and under floor heating. Randolph Avenue is conveniently located close to all the local amenities offered by this fashionable area including boutiques shops cafes on Elgin Avenue (0.6 miles) and the underground (0.1 miles) at Maida Vale (Bakerloo line).

Primary Double Bedroom With En-Suite Bathroom | Entrance Hall | Two Further Double Bedrooms | Kitchen/Dining Room | Reception Room | Family Bathroom | Study | Front Patio | Garden | Summer House | Share Of Freehold

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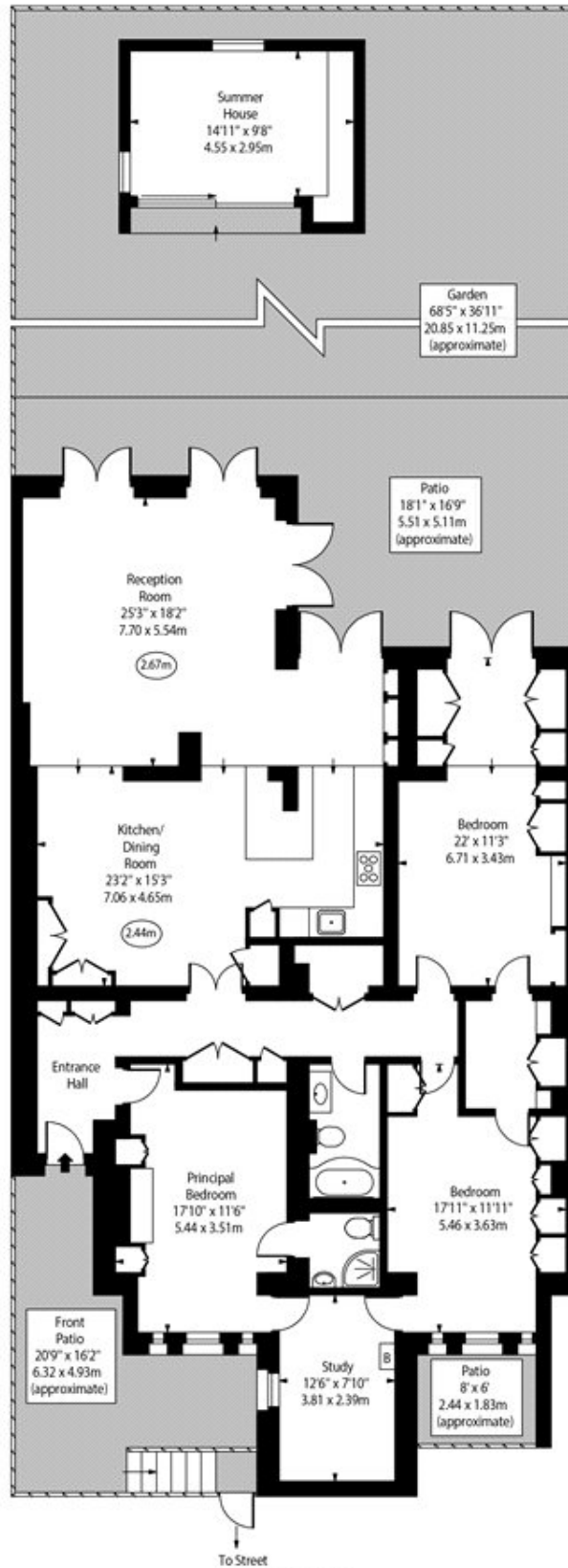
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Randolph Avenue, W9

○ Ceiling Height

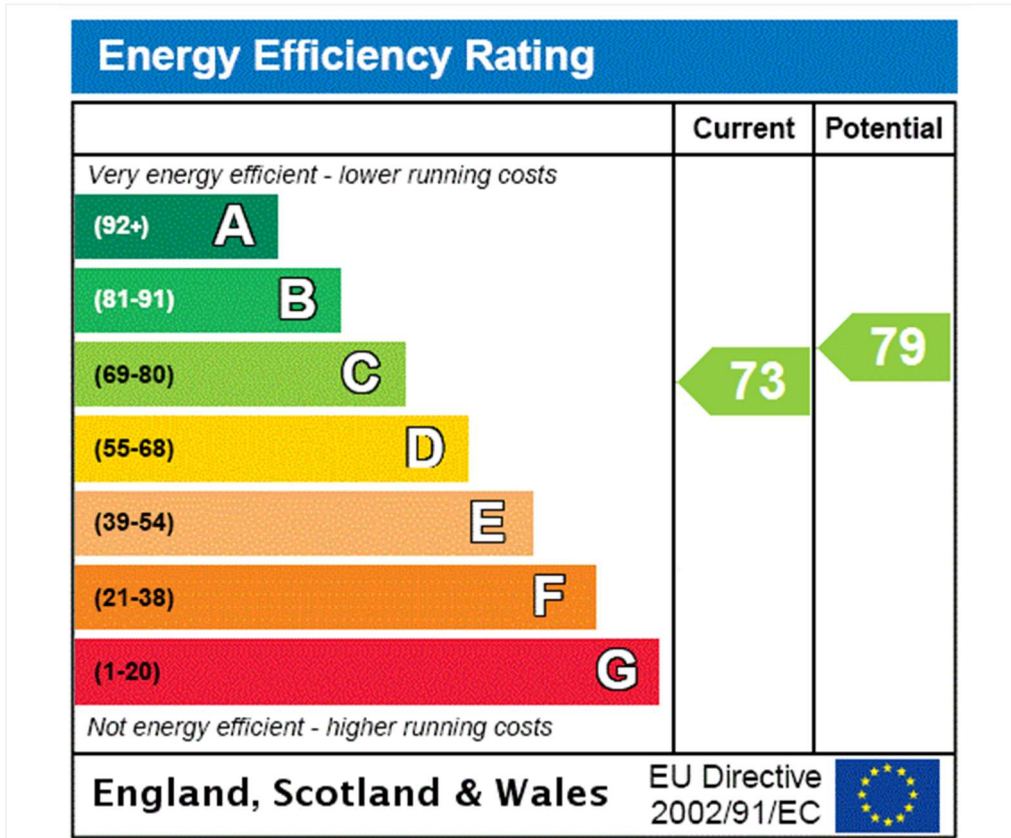


To Street  
Lower Ground Floor

Approx Gross Internal Area 1688 Sq Ft - 156.82 Sq M  
(Excluding Summer House)

Summer House Area 150 Sq Ft - 13.94 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 024517K



**Tenure:** Share of Freehold

**Term:** Expires - 01/08/2116

**Service Charge:** £2,550 per annum

**Ground Rent:** £ 150 Annually (subject to increase)

**Council Tax Band:** F

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