



## RANDOLPH AVENUE, LONDON, W9 GUIDE PRICE £1,600,000 SHARE OF FREEHOLD

Offering lateral living, a fantastic opportunity to purchase a spacious unmodernised (Approx. 1305 sq.ft.) three double bedroom apartment on the first floor of a beautiful grand stucco fronted Victorian terraced house in the heart of Little Venice with use and views of stunning communal gardens. The apartment offers well-proportioned accommodation, a large reception room with double doors opening to a front balcony (not forming part of the demise) with views over Randolph Avenue and high ceilings. Randolph Avenue is located within walking distance of the boutique shops, cafes in Clifton Road, the famous Regents Canal and the underground at Warwick Avenue (Bakerloo line).

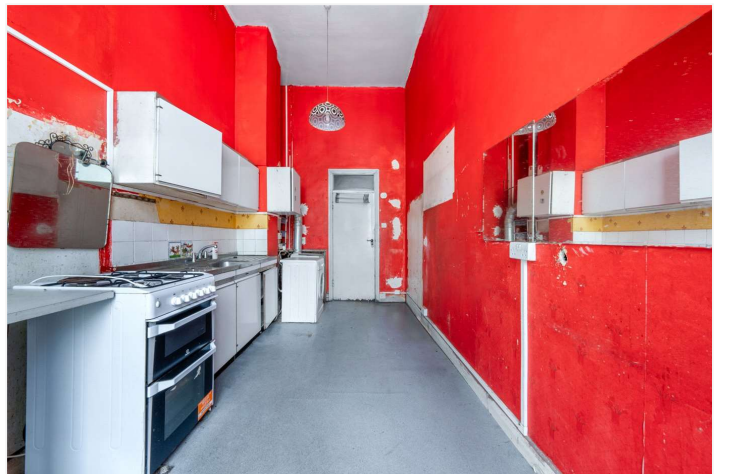
Primary Bedroom With En-Suite | Two Further Double Bedrooms | Reception Room | Family Bathroom | Balcony | Access To Communal Gardens | Share Of Freehold

**Winkworth**

for every step...

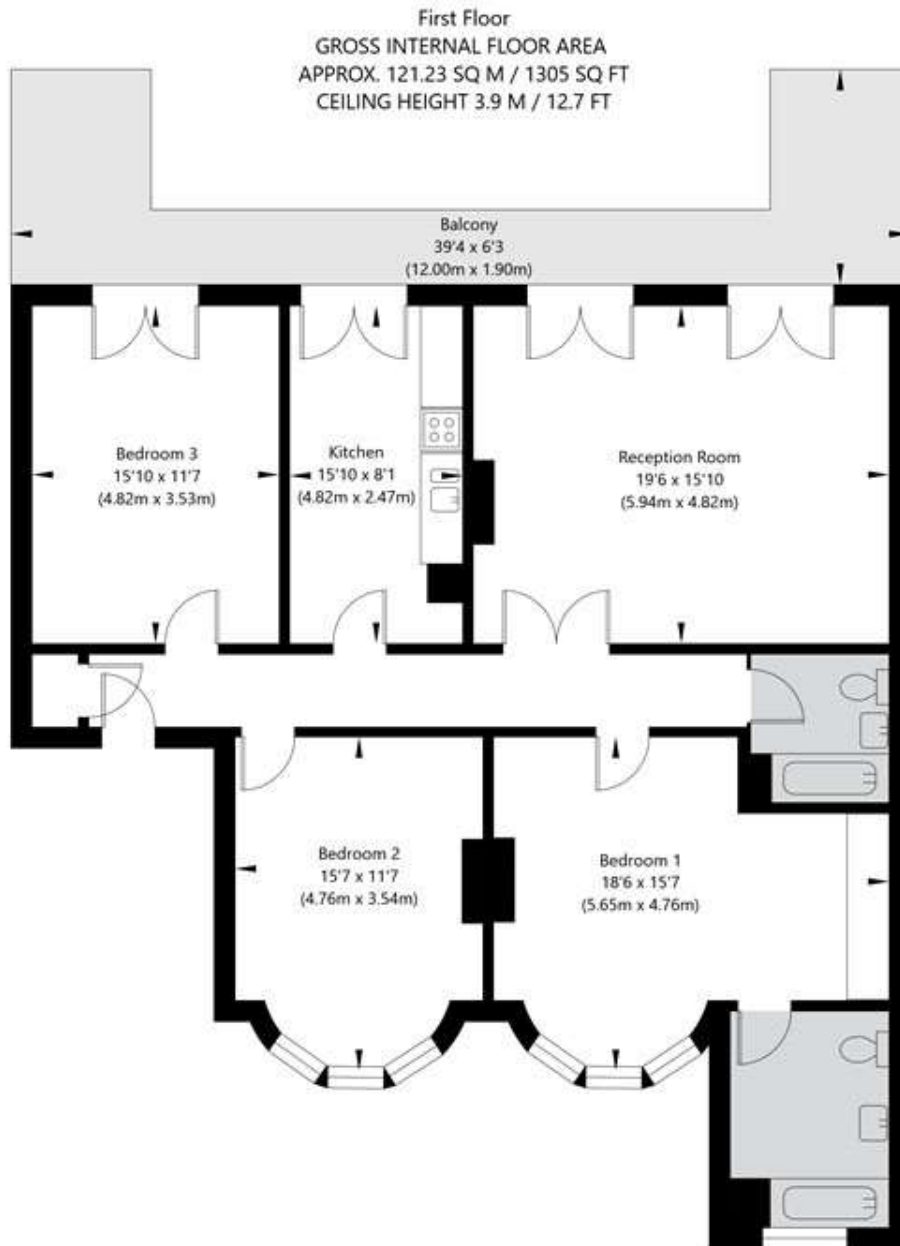
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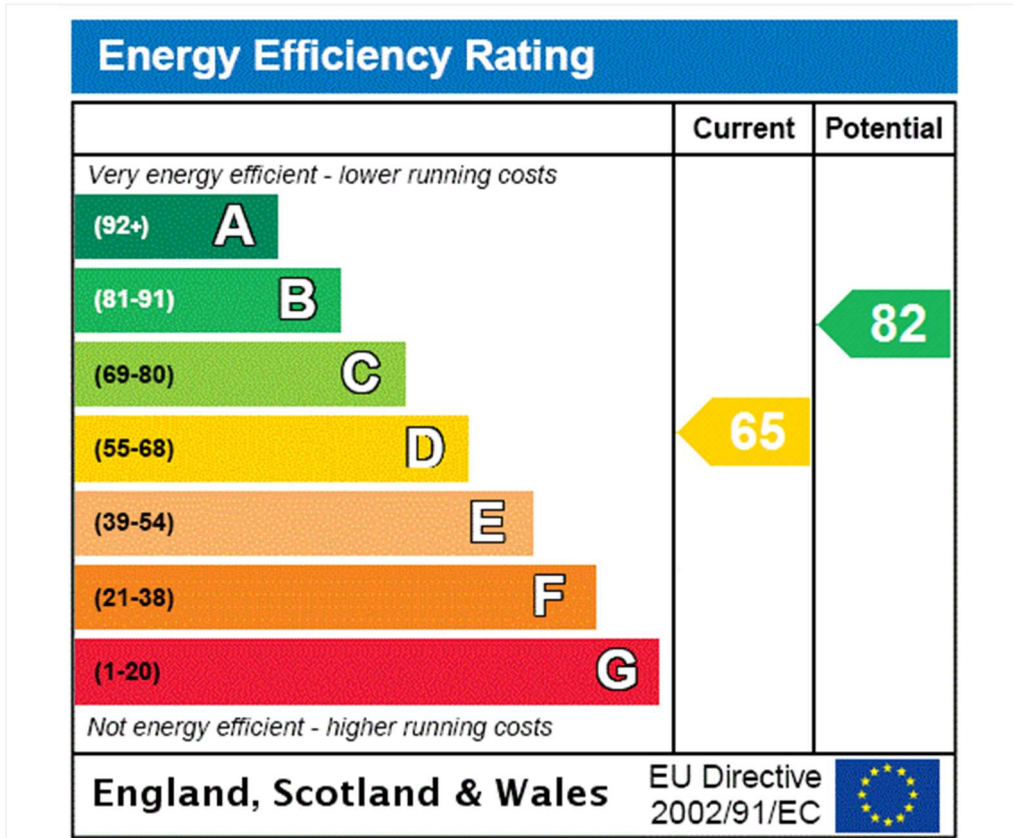




Randolph Avenue, London W9 1BQ



APPROXIMATE GROSS INTERNAL FLOOR AREA 121.23 SQ M / 1305 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenure:** Share of Freehold

**Term:** Expires - 01/09/3015

**Service Charge:** £7075.63 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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