



## RANDOLPH AVENUE, LONDON, W9 £2,499,950 SHARE OF FREEHOLD

A fantastic opportunity to purchase a large (1,683 sq. ft.) impressive, architecturally designed three double bedroom garden flat, forming part of an impressive converted stucco fronted period property, located in the heart of Little Venice. The apartment has direct access to a large private garden and has been custom-designed to create spacious entertaining areas with wood flooring throughout. Randolph Avenue is a sought-after road located within walking distance of local boutique shops, cafes on Clifton Road, the famous Regent's Canal (0.2 miles) and Warwick Avenue Underground Station (Bakerloo line - 0.3 miles).

Principal Bedroom With En Suite Bathroom | Second Bedroom With En Suite Shower Room | Third Bedroom | Shower Room | Reception Room | Open Plan Kitchen/Dining Room/Conservatory | Courtyard | Private Rear Garden | Share Of Freehold

**Winkworth**

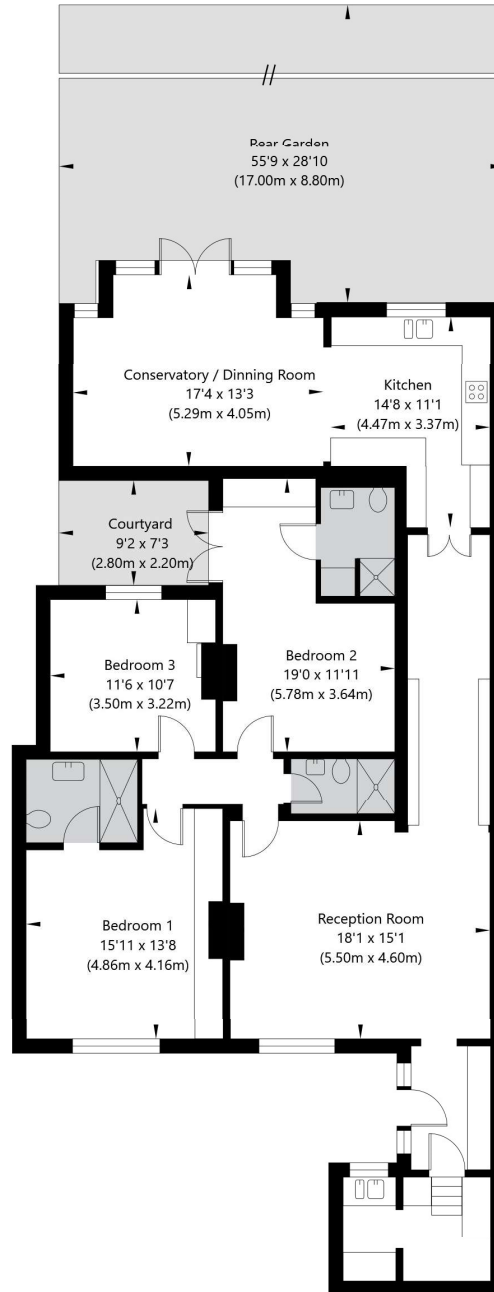
for every step...

[winkworth.co.uk/maida-vale](https://www.winkworth.co.uk/maida-vale)

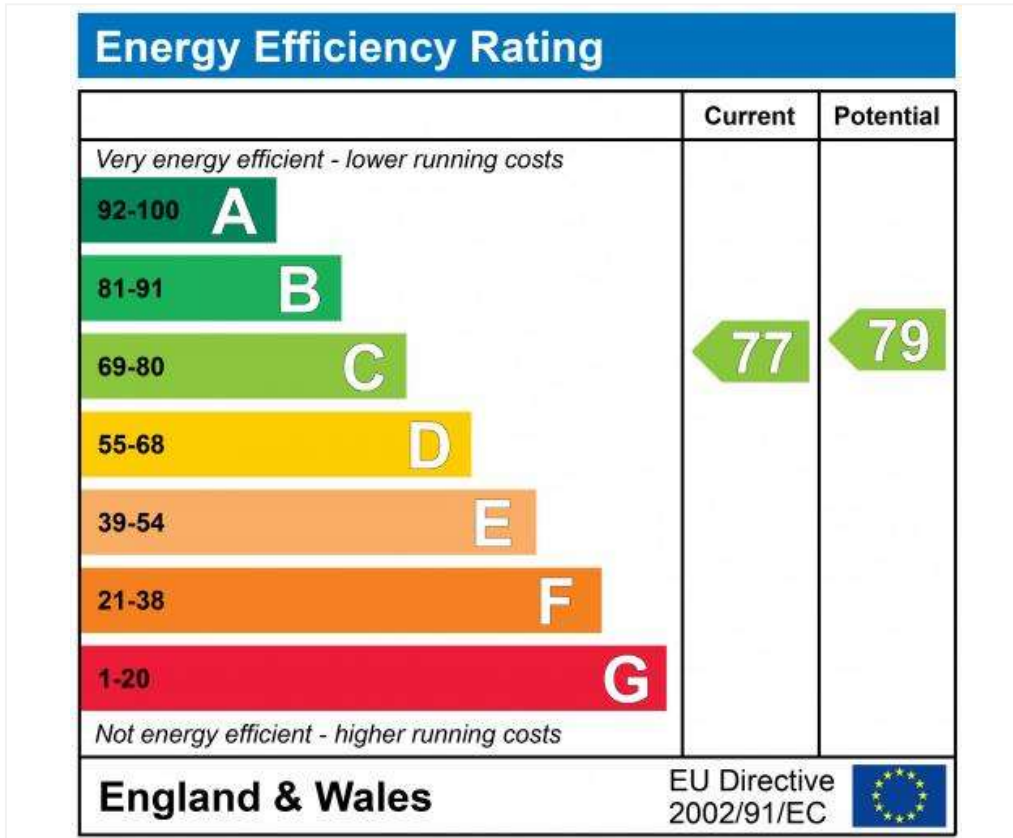


# Randolph Ave, London W9 1BG

Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 156 SQ M / 1683 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 156 SQ M / 1683 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 - 01/01/3022

**Service Charge:** £5,888 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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



for every step...

[winkworth.co.uk/maida-vale](http://winkworth.co.uk/maida-vale)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.