



RANDOLPH CRESCENT, W9 £1,275,000 SHARE OF FREEHOLD

A bright, well proportioned (approx.1100sqft) three-bedroom apartment, offering a wealth of natural light, forming part of an attractive period conversion, located on one of the most sought-after roads in Little Venice with use and views of extensive communal gardens. The apartment is accessed on the second floor where there is a third bedroom currently used as an office, then stairs leading up to the third floor which leads to a large reception area overlooking extensive communal gardens, kitchen, master bedroom with an en-suite bathroom, a second double bedroom and shower room. Randolph Crescent is a quiet tree lined residential road located in the heart of Little Venice, ideally located nearby to the boutique shops, cafes on Clifton Road, the famous Regents Canal and the underground at Warwick Avenue Underground station on the Bakerloo Line (0.2 miles).

Master Bedroom With En-Suite | Two Further Bedrooms | Shower Room | Communal Gardens |
Kitchen | Reception | Share of Freehold

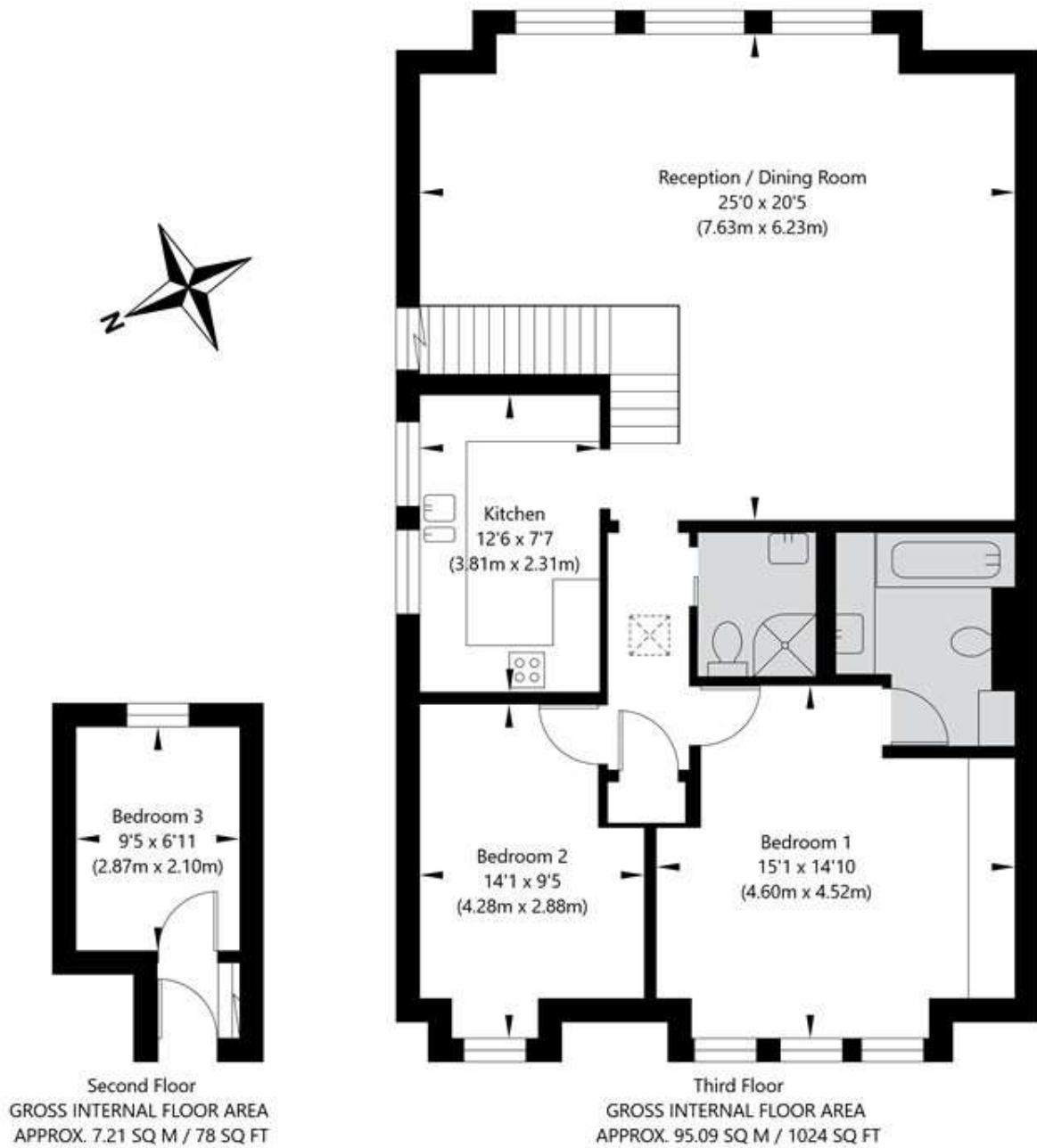
Winkworth

for every step...

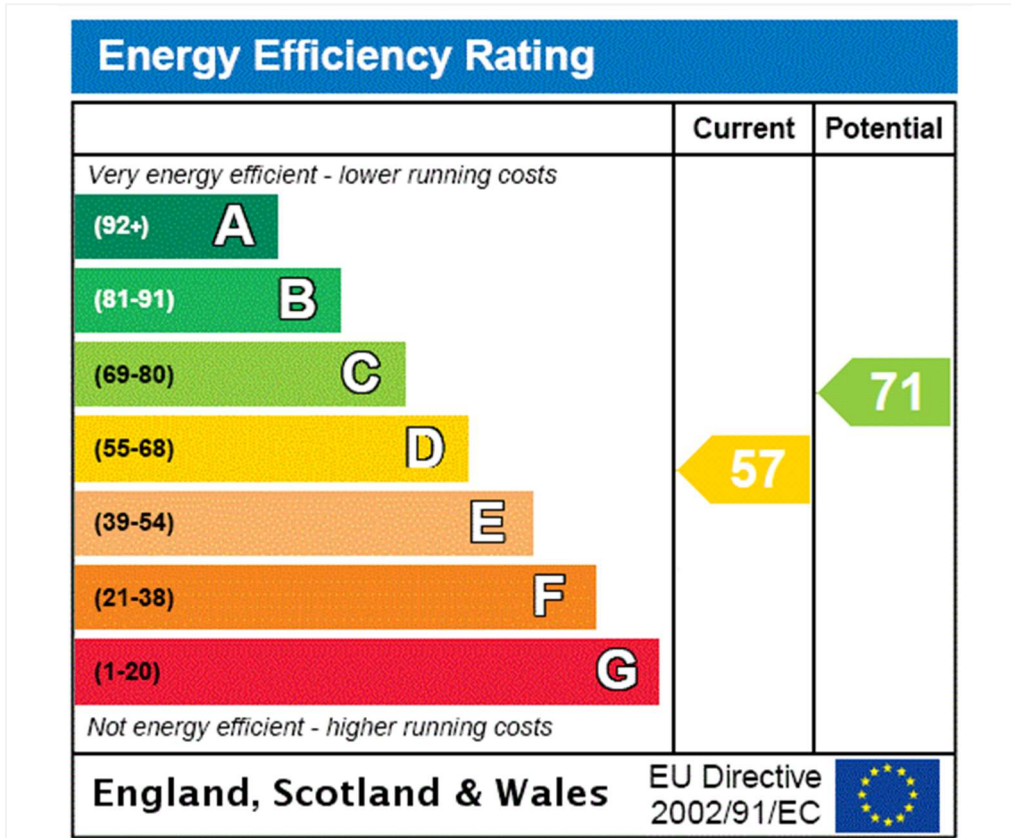
winkworth.co.uk/maida-vale



Randolph Crescent, London W9 1DR



APPROXIMATE GROSS INTERNAL FLOOR AREA 102.3 SQ M / 1102 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 - 24/06/2106

Service Charge: £4223.32 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

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.