



RANDOLPH AVENUE, W9 £1,500,000 PRINCIPAL AGENT Subject to contract

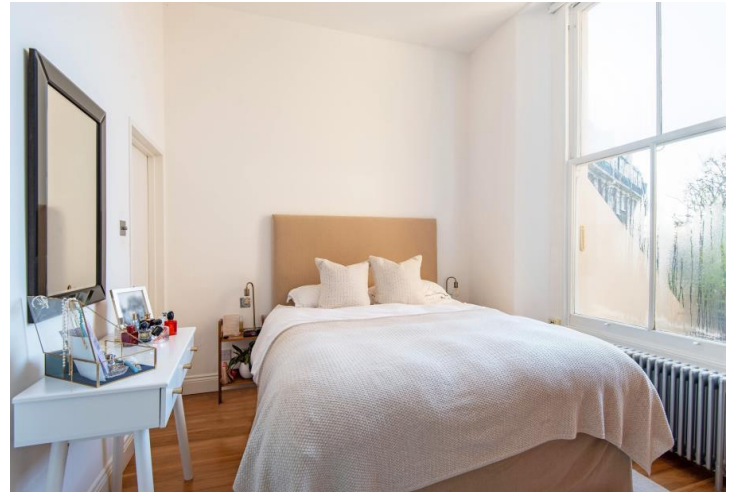
Lateral living at its best! A rare and wonderful opportunity to purchase a spacious two double bedroom first floor apartment with floor-to-ceiling French doors, offering a wealth of natural light and opening out onto a balcony. The flat forms part of a grand stucco fronted period house situated in the heart of Little Venice. The apartment offers well-proportioned accommodation including a beautiful large reception room with high ceilings, cornicing with use and views of the sought after award-winning Crescent communal gardens, that are not appreciated until they have been seen! The gardens offer a unique sense of community with annual summer parties and other events; and the meticulous manicuring of near 600 metres of circular track encompassing mature plants and lawns. The house is located adjacent to the gate, giving you access to the communal gardens and within walking distance of the boutique shops, cafes on Clifton Road, the famous Regents Canal and the underground at Warwick Avenue.

Principal Bedroom With En Suite Bathroom | Second Bedroom | Shower Room | Open Plan Kitchen/Dining/Reception Room | Balcony | Communal Gardens | Share Of Freehold - 995 Years Left

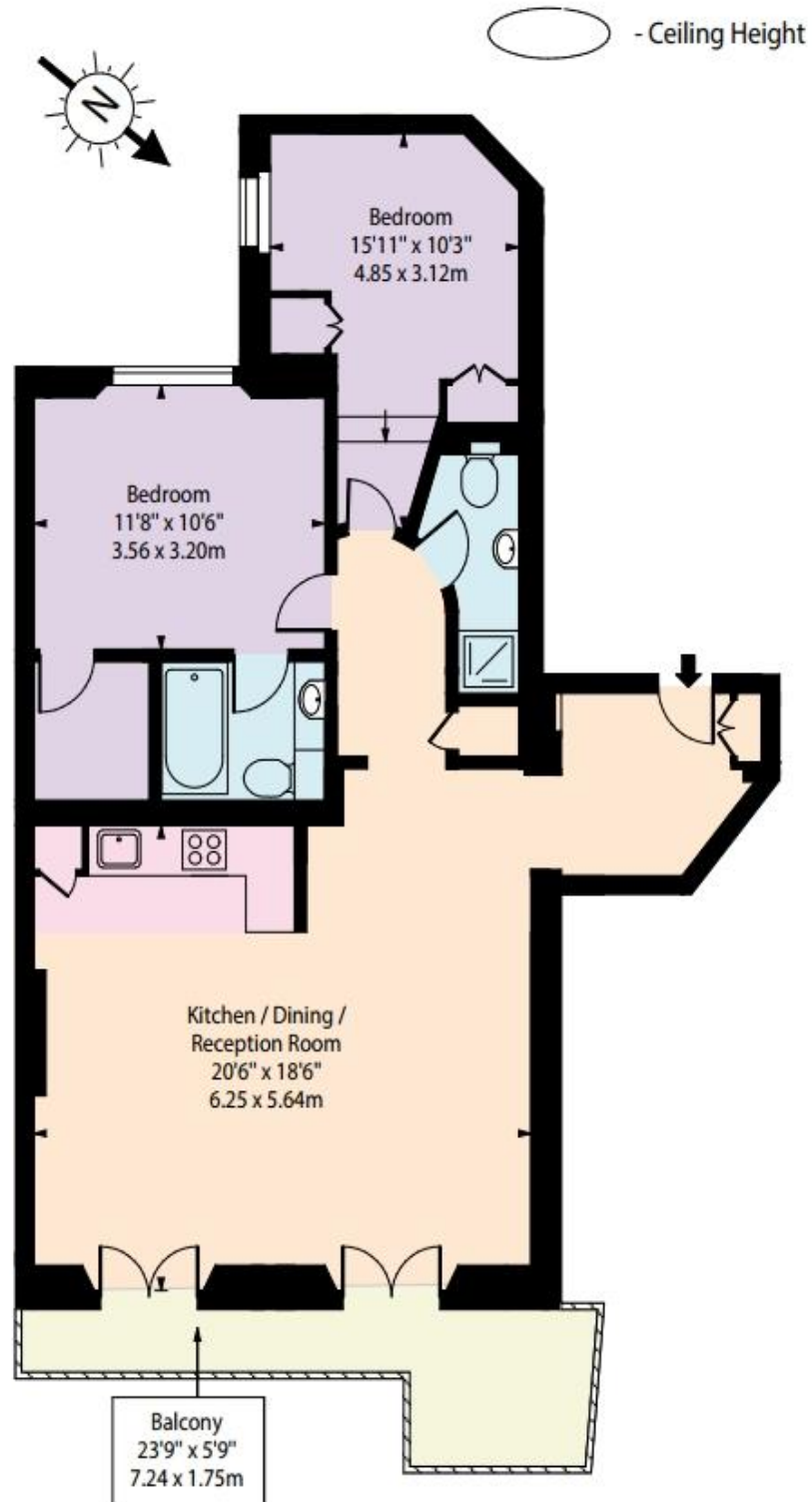
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Randolph Avenue, W9

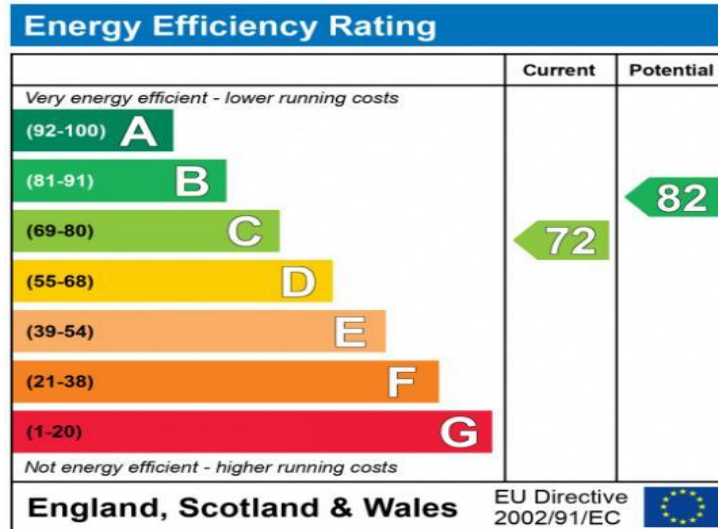


First Floor

Approx Gross Internal Area 887 Sq Ft - 82.40 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.46136

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure: Share of Freehold

Term: 999 years from 01/01/2019 **NOTES:**

Service Charge: Approx. £3,200 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

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.

NB: 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. Neither Winkworth nor any joint agent has 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.

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