



A three bedroom duplex apartment set within a period conversion

**Randolph Avenue, Maida Vale, London, W9**

£1,300,000 Leasehold

savills



- Upper floors • 3 bedrooms • Excellent condition
- Abundance of natural light • Moments away from Paddington Recreation Ground (approximately 0.2 miles)

#### Local Information

Randolph Avenue, is situated moments from all the amenities of Maida Vale, Paddington, Little Venice and the picturesque Regent's Canal.

Paddington Recreation Ground with its children's play area, tennis courts, recently refurbished running track, and various other facilities is located within approximately 0.2 miles of the property.

The local area has excellent transport links from Maida Vale Underground Station (Bakerloo Line) which is within approximately 0.1 miles and great bus links into central London.

#### About this property

This three bedroom duplex apartment has been finished to a high standard and boasts an abundance of natural light throughout.

Set on the upper floors the apartment comprises a spacious open plan kitchen/ reception room, master bedroom suite, two further bedrooms and a family bathroom. Further benefits include wooden flooring throughout and flexible living accommodation

NOTE: Photos included are from 2018

#### Tenure

Leasehold

#### Local Authority

City of Westminster

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.  
Telephone: +44 (0) 20 3425 5600.







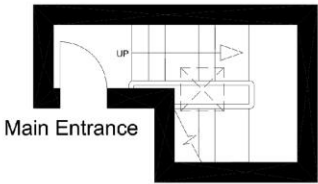
Randolph Avenue, Maida Vale, London, W9  
Gross Internal Area 1217 sq ft, 113.1 m²

**John Donohoe**  
Maida Vale & Little Venice  
**+44 (0) 20 3425 5600**  
john.donohoe@savills.com

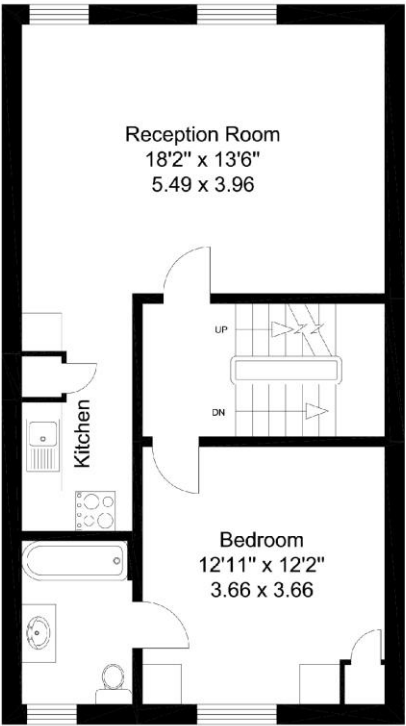
**Randolph Avenue, W9**

113 sq m (1,217 sq ft)

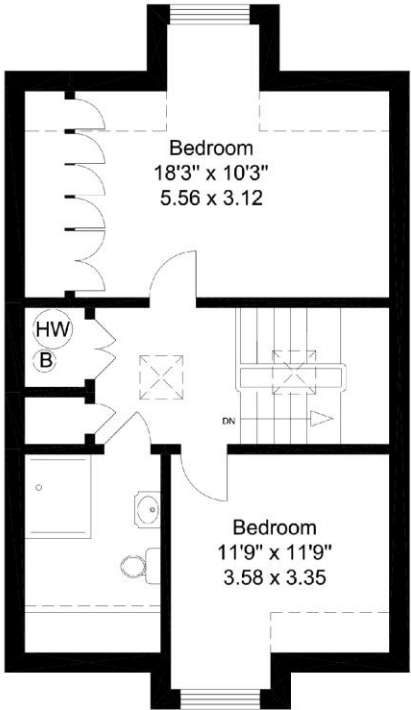
For identification purposes only. Not to scale  
© Redinventory 2018.




**First Floor**



**Second Floor**



**Third Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20191107SNSA

