



An amazing bright garden flat with two bedrooms, large south-west facing garden.

Randolph Avenue, London, W9
£1,185,000 Leasehold (149 years remaining)



- Large south-west facing garden • Studio room • Two bedrooms, two bathrooms • Bright and beautifully presented • Long lease • Must be viewed

Local Information

Maida Vale is a stunning location in West London, offering period conversions and red-brick mansion flats some of which include well-manicured communal gardens.

Paddington Recreational Ground offers open green space for the avid jogger and dog walker, as well as an athletics track, gym and 3D artificial pitch.

In addition, there are a number of tennis clubs in the immediate area.

BBC Maida Vale Studios is conveniently located on a quiet residential street and hosts a number of live performances.

The local area has excellent transport links from Maida Vale station (Bakerloo line) and great bus links into Central London.

Maida Vale benefits from a wide selection of local amenities such as cafes, bars, restaurants and florists accessible via Elgin Avenue and Lauderdale Parade.

About this property

A bright and beautifully presented two bedroom garden apartment with high ceilings located on a popular tree lined street in Maida Vale.

This flat offers great use of space creating a bright and open feel and a high-end finish.

The property consists of a beautiful open-plan living space with a glass patio door leading onto the private south-west facing garden and studio room, principal bedroom with an en-suite bathroom, further bedroom, family shower and a private front patio.

Randolph Avenue is perfectly positioned moments from the boutique shops and cafes of Clifton Road and the Grand Union Canal with Warwick Avenue Underground station a short distance away (Bakerloo line).

Tenure

Leasehold (149 years remaining)

Service charge (per annum)

£595.00

Local Authority

City Of Westminster

Energy Performance

EPC Rating = C

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.



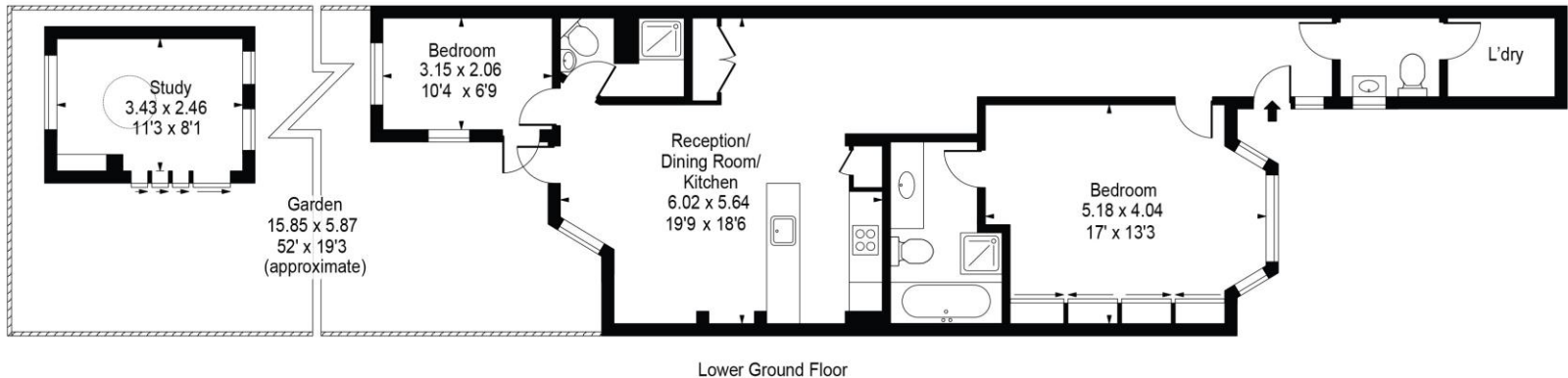



Randolph Avenue, London, W9
Gross Internal Area 945 sq ft, 87.8 m²

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Randolph Avenue

Gross Internal Area(Approx)
House Area = 87.79 Sq m / 945 Sq ft (Excluding Study)
Total = 96.43 Sq m / 1038 Sq ft
For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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