

A superb two bedroom ground floor flat with a stunning private rear garden.

Randolph Avenue, Little Venice, London, W9

£1,265,000 Share of Freehold

savills

- **A ground floor garden apartment in a period conversion**
 - **Principle bedroom with en-suite shower room**
 - **Integrated kitchen fitted with modern appliances**
 - **Bright reception room and TV room**
 - **Additional modern family bathroom**
- **Located close to Maida Vale station (Bakerloo Line)**

Local Information

The property is well located to a plethora of shops, pubs and restaurants close by on Lauderdale Road.

In addition, the 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.

Transport links are numerous with excellent connections to the City & the West End at Maida Vale (Bakerloo Line) as well as Warwick Avenue.

About this property

Set in this stunning period building, this fabulous two bedroom flat has its own private entrance and large private garden. The property has been improved and extended creating a super kitchen leading onto a dining area, through reception room, additional family bathroom, office and utility room.

NB: All photos, except for garden shots, taken in January 2017

Tenure

Share of Freehold (98 underlying leasehold years remaining)

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.



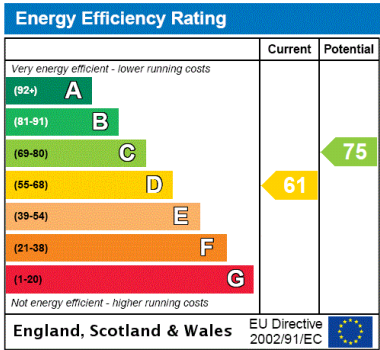
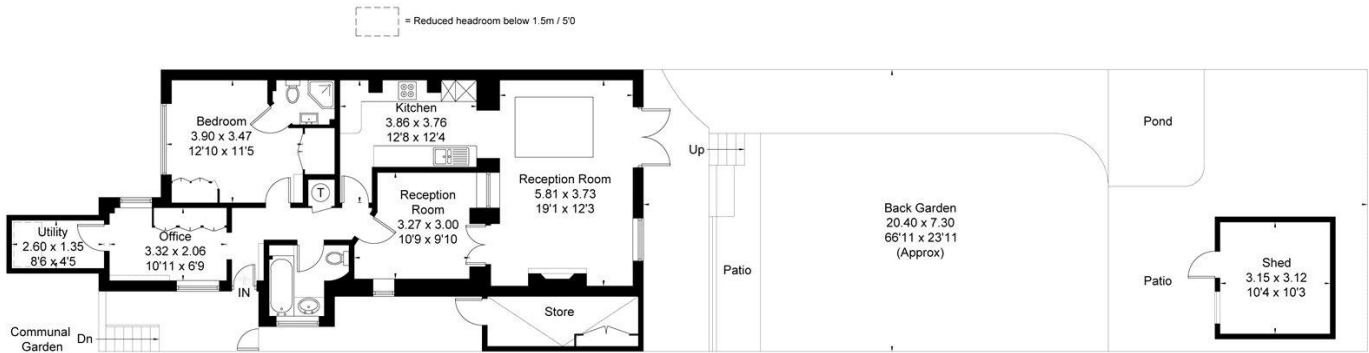


Randolph Avenue, Little Venice, London, W9
Gross Internal Area 897 sq ft, 83.3 m²

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Randolph Avenue

Gross Internal Area (approx) = 83.3 sq m / 897 sq ft
Store = 5.9 sq m / 63 sq ft
Total = 89.2 sq m / 960 sq ft
(Excluding Shed)
For identification only. Not to scale.
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