



RANDOLPH AVENUE

MAIDA VALE · LONDON W9



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A DECEPTIVELY SPACIOUS
(280.2 SQ M / 3,016 SQ FT) SEMI-DETACHED
VICTORIAN HOME SITUATED ON THE WEST
SIDE OF THIS POPULAR TREE-LINED STREET
LOCATED BETWEEN ELGIN AVENUE
AND SUTHERLAND AVENUE.





The house has been lovingly maintained by the existing owners retaining much of the original charm and character benefitting from high ceilings, cornicing and large sash windows which help to provide excellent natural light in addition to the rare amenity of private off-street parking for 2 cars.

The property provides spacious well proportioned family accommodation arranged over four floors and features a beautifully landscaped 69'3 south west facing rear garden incorporating an enchanting water feature and is well stocked with numerous plants and shrubs.



Randolph Avenue is conveniently situated for all of the amenities of Maida Vale and Little Venice including the shops, cafes and restaurants of Elgin Avenue and Clifton Road whilst Paddington Recreation Ground (27 acres of parkland providing an enormous range of facilities including dedicated Children's Play Area with play equipment for children of all ages, outdoor tennis courts, running track, full size 3G artificial football pitch and cricket pitch/nets amongst many others) and the picturesque Regent's Canal are just a short stroll away.

The property is also superbly appointed from a connectivity perspective with numerous bus routes serving central London on Maida Vale (A5) whilst Maida Vale Underground Station (Bakerloo Line) is a short walk away and Warwick Avenue Underground Station (Bakerloo Line) is less than 0.5 of a mile away. Heathrow Express from Paddington Station provides super fast access to London Heathrow (journey time of approximately 15 minutes) with trains departing every 15 minutes.



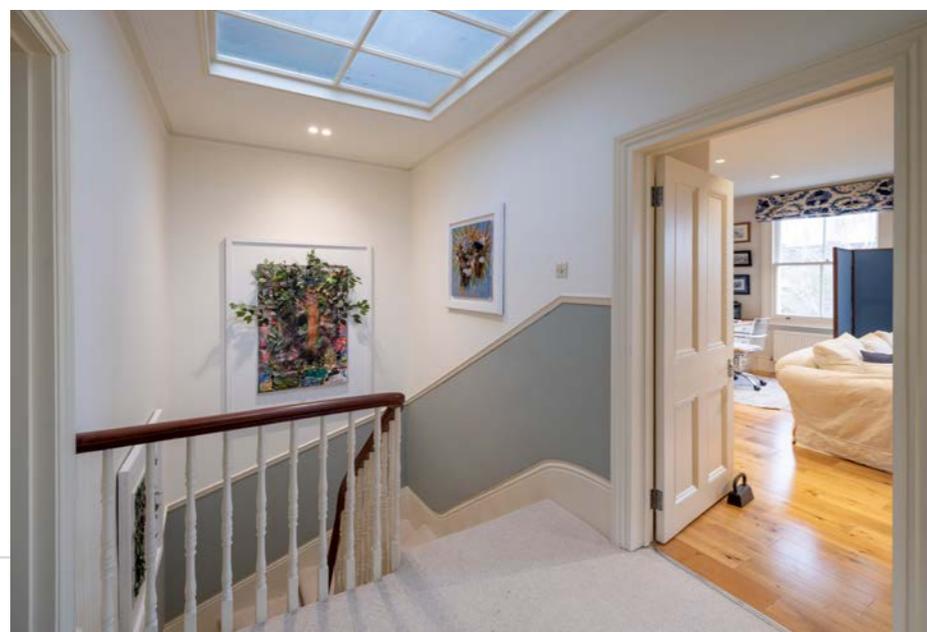


ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- 3 Further Bedrooms
- Family Bathroom
- 2 Shower Rooms (Both En-Suite)
- Reception Room
- Study
- Dining Room/Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom

AMENITIES

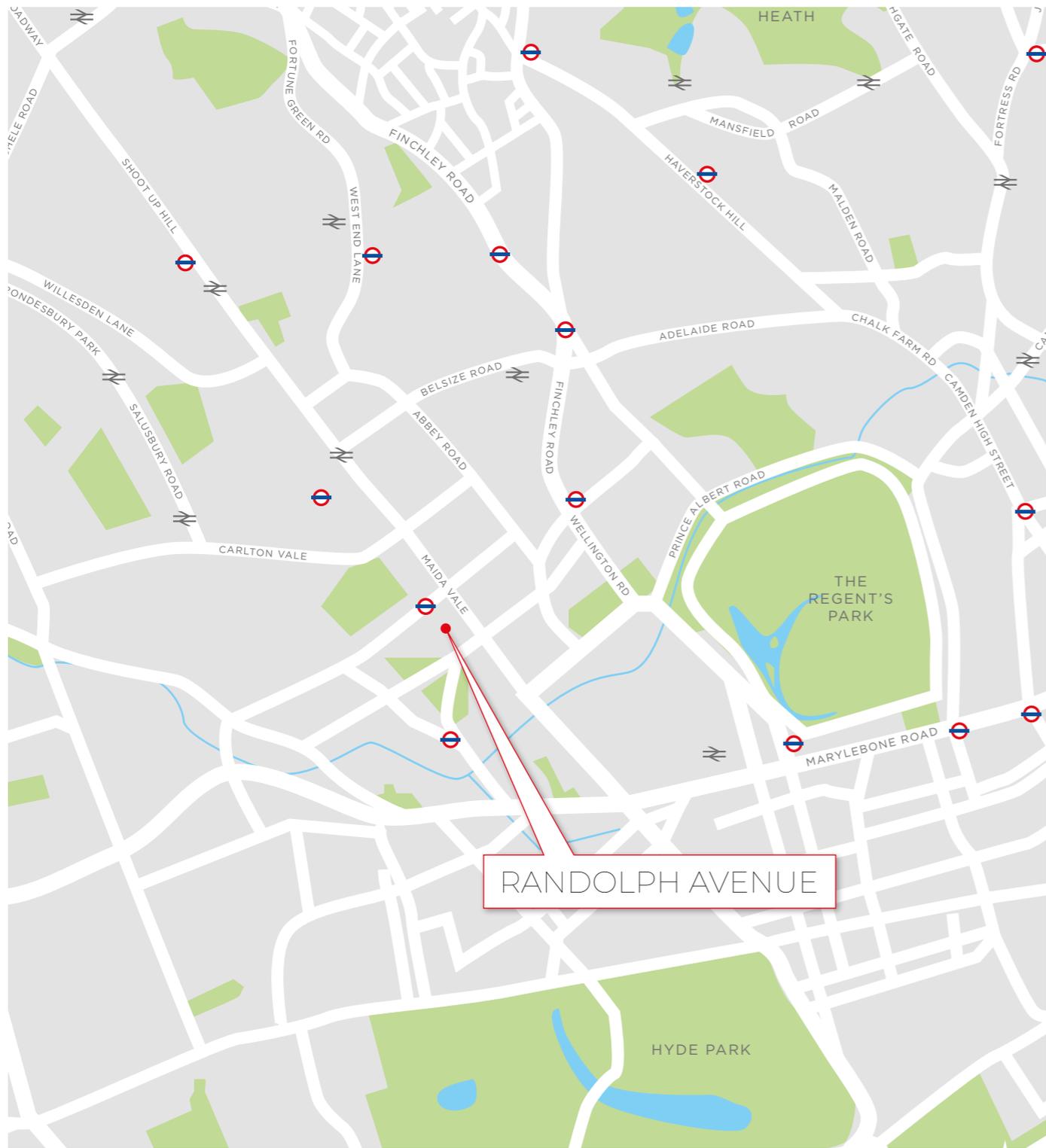
- 69'3 Landscaped South West Facing Rear Garden incorporating Garden Shed
- Private Off-Street Parking for 2 Cars
- Large Loft Space (24'5 x 12'7) which could be developed into additional accommodation subject to the necessary planning consents
- Plant Rooms





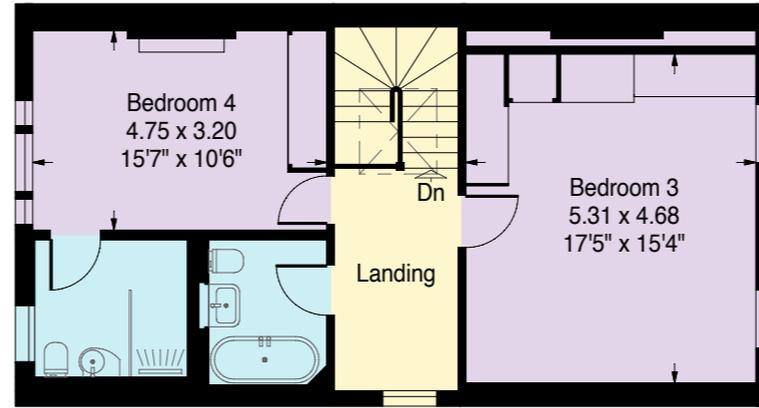


The immediately adjoining property was recently comprehensively redeveloped by way of creating additional accommodation in the attic on the third floor and also by way of excavating to create an additional lower ground floor and thereby increasing the total gross internal floor area to just under 5,500 sq ft . Consequently, the same potential applies for those wishing to add value/create additional square footage albeit naturally subject to the necessary planning consents.

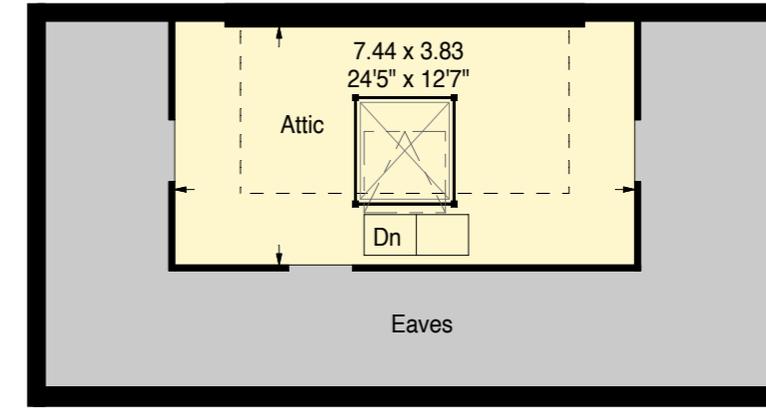




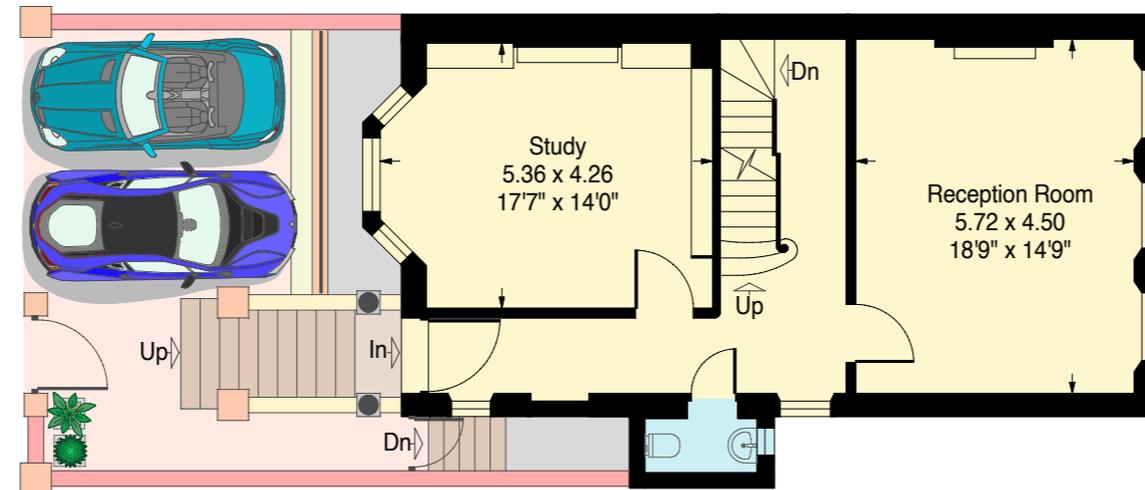
APPROXIMATE GROSS INTERNAL AREA
 280.2 sq.m. / 3,016 sq.ft.
 (Not including Attic -
 64.4 sq.m. / 693 sq.ft.)



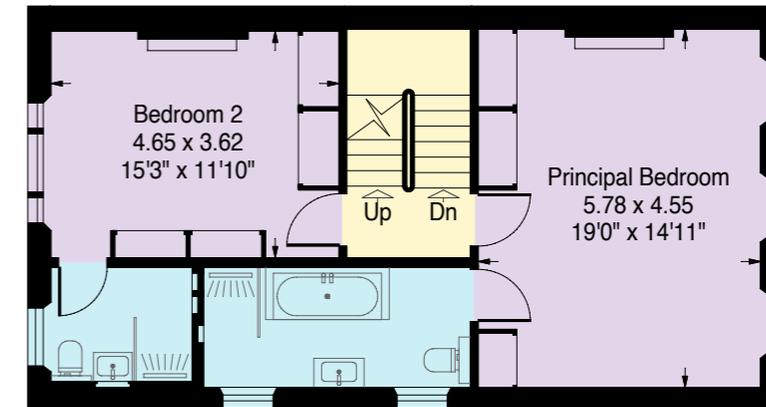
SECOND FLOOR



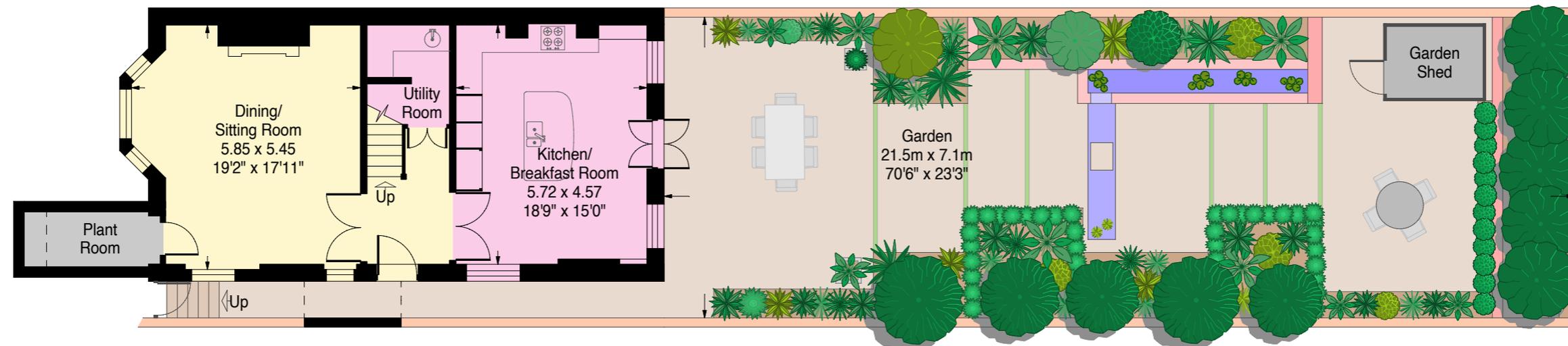
ATTIC



RAISED GROUND FLOOR



FIRST FLOOR



GARDEN FLOOR



TENURE: FREEHOLD

COUNCIL TAX: WESTMINSTER (BAND H)

EPC: D

GUIDE PRICE: £5,500,000

SOLE SELLING AGENT

ASTON CHASE

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.