



## **RANDOLPH ROAD**

Little Venice  
London  
W9

Asking Price  
£7,750,000

Joint Sole Agent

A beautiful classic stucco house on one of the finest roads in Little Venice. Randolph Road is located moments away from the Regent's Canal and the local shopping and transport facilities of the area.

The property which is found in superb condition comprises 4266 sq ft. The house offers family accommodation unrivalled in other houses including a magnificent kitchen family room spanning the entire lower floor of the house. Additional accommodation includes a principle bedroom suite incorporating an en-suite bathroom and dressing room, a further four bedrooms and a further two bathrooms, double drawing room, guest WC, utility room, wine cellar, garden/terrace.

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Little Venice  
London  
W9

Asking Price  
£7,750,000  
Subject To Contract

Joint Sole Agent

Freehold

Randolph Road is located adjacent to the picturesque Regent's Canal and enjoys easy access to all the facilities of the West End and Central London. Paddington Station and the Heathrow Express are located within 0.5 miles walking distance (1.1 mile drive) of the property. The Heathrow Express provides access to Heathrow Airport in 15 minutes.

Warwick Avenue Underground Station (Bakerloo Line) is short walk with access to the Elizabeth Line. The property benefits further from exceptional leisure facilities in the surrounding area, being close to two of the Royal Parks - Regent's Park and Hyde Park.



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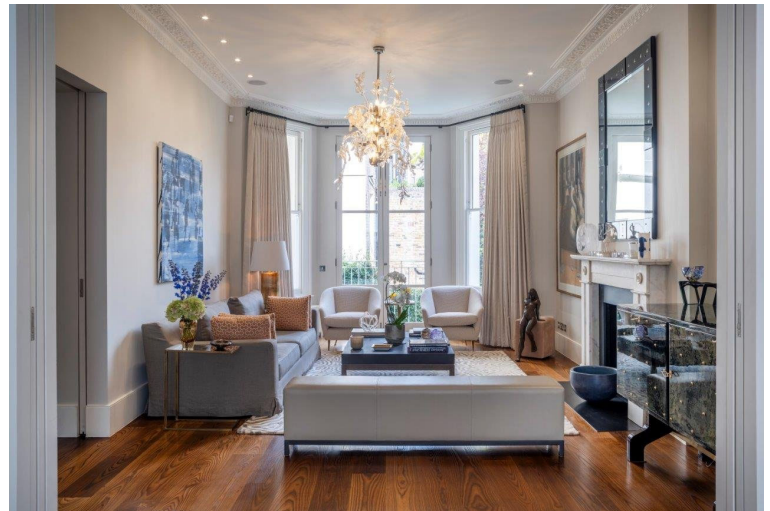
## ACCOMMODATION

- Principal Bedroom with En Suite Dressing Room and Bathroom
- 4 Further Bedrooms
- Bathroom
- Shower Room
- Reception Room
- Drawing Room
- Kitchen/Breakfast Room
- Family/TV Room
- Utility Room
- 2 Guest Cloakrooms

## AMENITIES

- Rear Garden

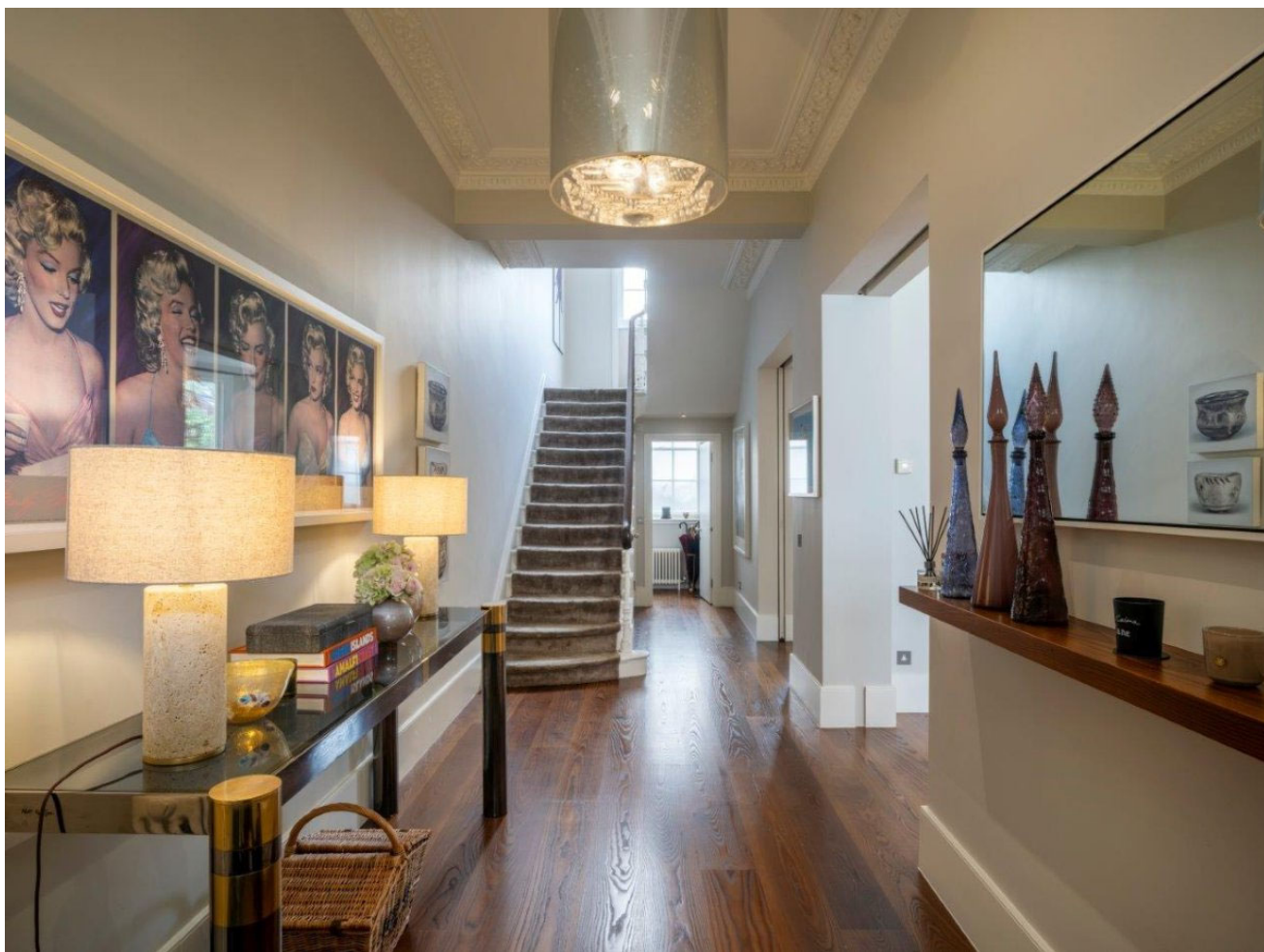
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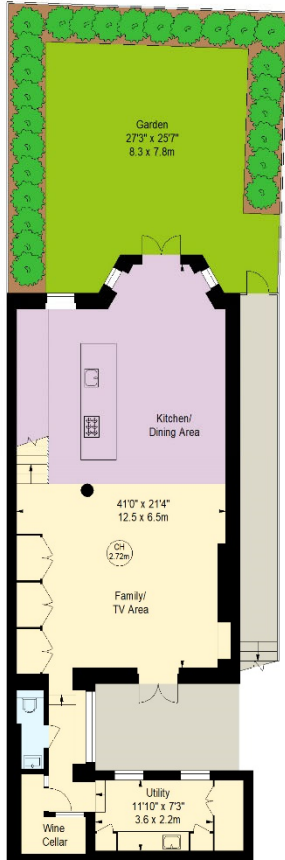
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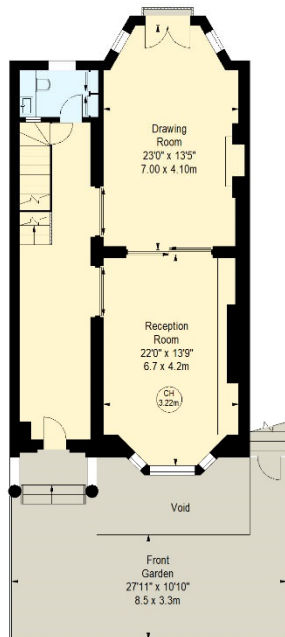
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Little Venice, London, W9

Approximate gross internal area  
396.31 sq m / 4,266 sq ft  
(Including Eaves Storage & Restricted Height Under 1.5m)  
Eaves Storage & Restricted Height Under 1.5m  
20.72 sq m / 223 sq ft



Lower Ground Floor



Ground Floor



First Floor

Second Floor

Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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.