

## RANDOLPH CRESCENT

Maida Vale  
London  
W9

Asking Price  
£1,600,000

Main Agent

This immaculate two-bedroom, raised ground floor period conversion (70.05 sq m/754 sq ft) is located on a prime street in Little Venice. Designed to the highest standards with meticulous attention to detail, this elegant west-facing apartment offers modern, sophisticated interiors, state-of-the-art appliances, and direct access to the highly sought-after crescent communal gardens via a private balcony.

The accommodation includes two bedrooms, two bathrooms (one en-suite), and an open-plan kitchen/living room that leads to a private terrace. The property features high ceilings, period details, and a bright living space that benefits from direct sunlight. Flooring includes Harwoods Herringbone wood and deep plush bamboo-woven carpeting. The kitchen is equipped with a Rangemaster Elite stove, a Miele integrated dishwasher and fridge-freezer, and a Caso wine cooler, all set against brushed stainless steel under-counters.

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Subject To Contract

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Leasehold (956 Years) +  
Share of Freehold

Service Charge: £3,500 P/A

Both the en-suite and guest bathrooms feature underfloor heating and are tiled in Italian porcelain gloss. The living room is adorned with an Italian Murano glass chandelier, mural wallpaper by Andrew Martin, and a fully integrated Sonos sound system.

This stunning period property is ideally situated in the heart of Little Venice, close to local amenities including Warwick Avenue and Maida Vale stations (Bakerloo Line), the canals, waterside cafes, and the eclectic shops along Clifton Road.



# ASTON CHASE

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Regent's Park  
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## ACCOMMODATION

- Principal Bedroom with En-suite Bathroom
- 1 Further Bedroom
- 1 Further Shower Room
- Open Plan Kitchen/Living Room

## AMENITIES

- West-Facing
- Communal Garden
- Private Balcony
- High Ceilings

COUNCIL TAX: F

EPC RATING: C



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## Randolph Crescent, W9

Approximate gross internal area

Key :  
CH - Ceiling Height

70.05 sq m / 754 sq ft

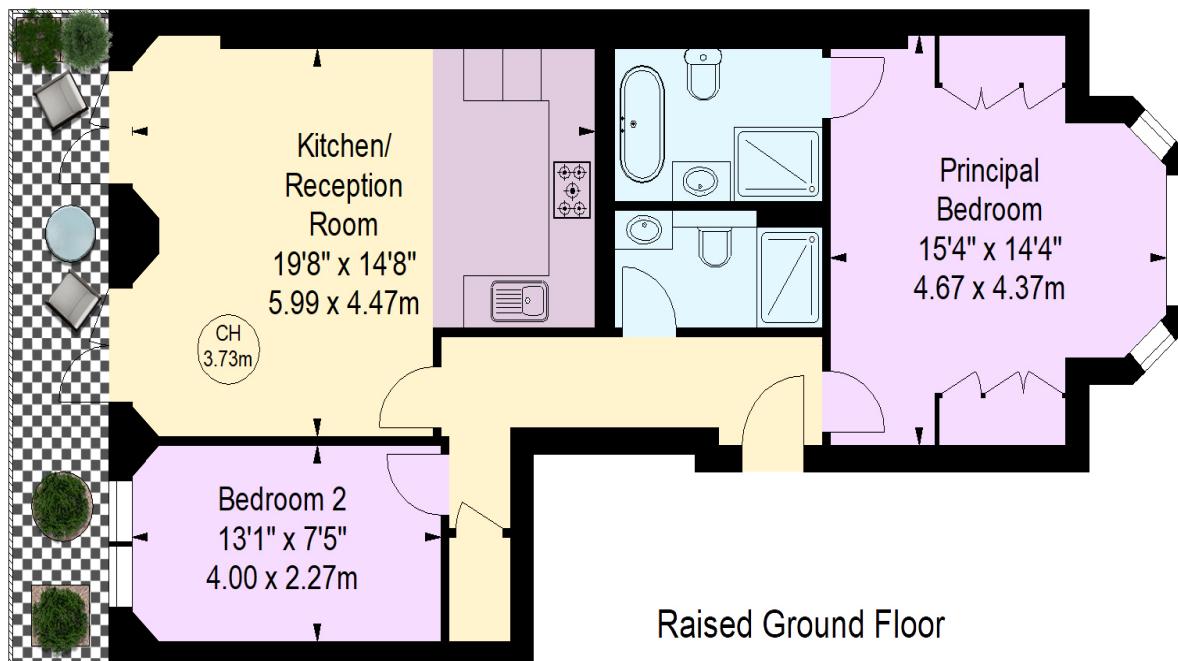
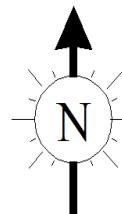


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	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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S T O  
Y . Z .  
C H A S E

### 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.