



RANDOLPH CRESCENT

LITTLE VENICE, LONDON, W9



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LOCATED ON ONE OF LITTLE VENICE'S MOST SOUGHT-AFTER ROADS, THIS IMMACULATE 5-BEDROOM GARDEN MAISONETTE SPANS 2,497 SQ FT AND FEATURES DIRECT ACCESS TO BOTH A PRIVATE AND COMMUNAL GARDEN.



Beautifully designed and furnished to the highest standards, the apartment blends modern interiors with period charm in a Victorian building.







The property has its own private entrance on the raised ground floor and boasts a stunning 45 ft reception/kitchen area with double doors opening onto the gardens. Also on this level is a study/bedroom with picturesque views.

ACCOMMODATION

- Principal Bedroom with En-Suite Shower Room
- 4 Further Bedrooms (1 with En-Suite Bathroom)
- Family Bathroom
- Family Shower Room
- Reception Room/Dining Room/Kitchen
- Play/TV Room
- Utility Room
- Guest Cloakroom

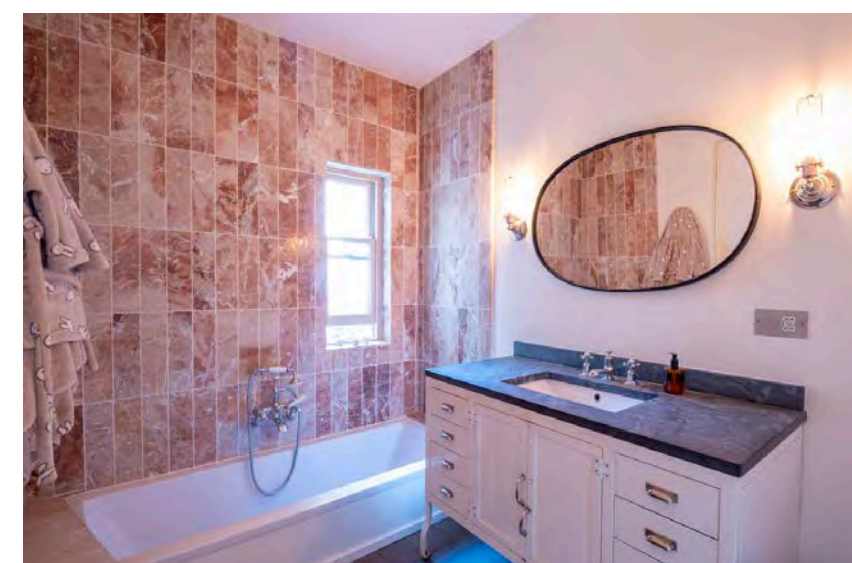
AMENITIES

- Private Entrance
- Patio
- Garden
- Direct Access To Communal Gardens



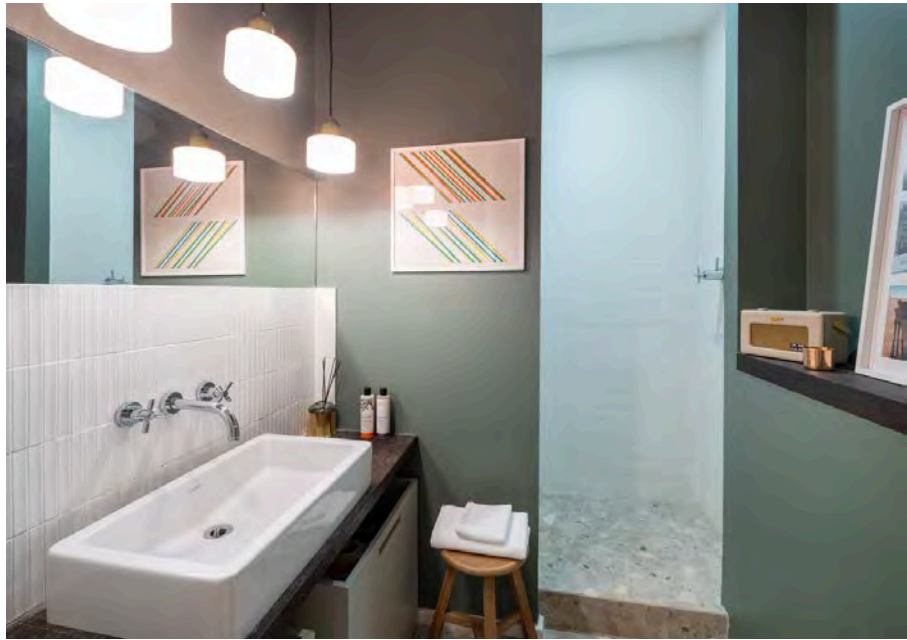


The lower ground floor houses the main bedroom accommodation, including a principal suite with access to a spacious patio terrace.

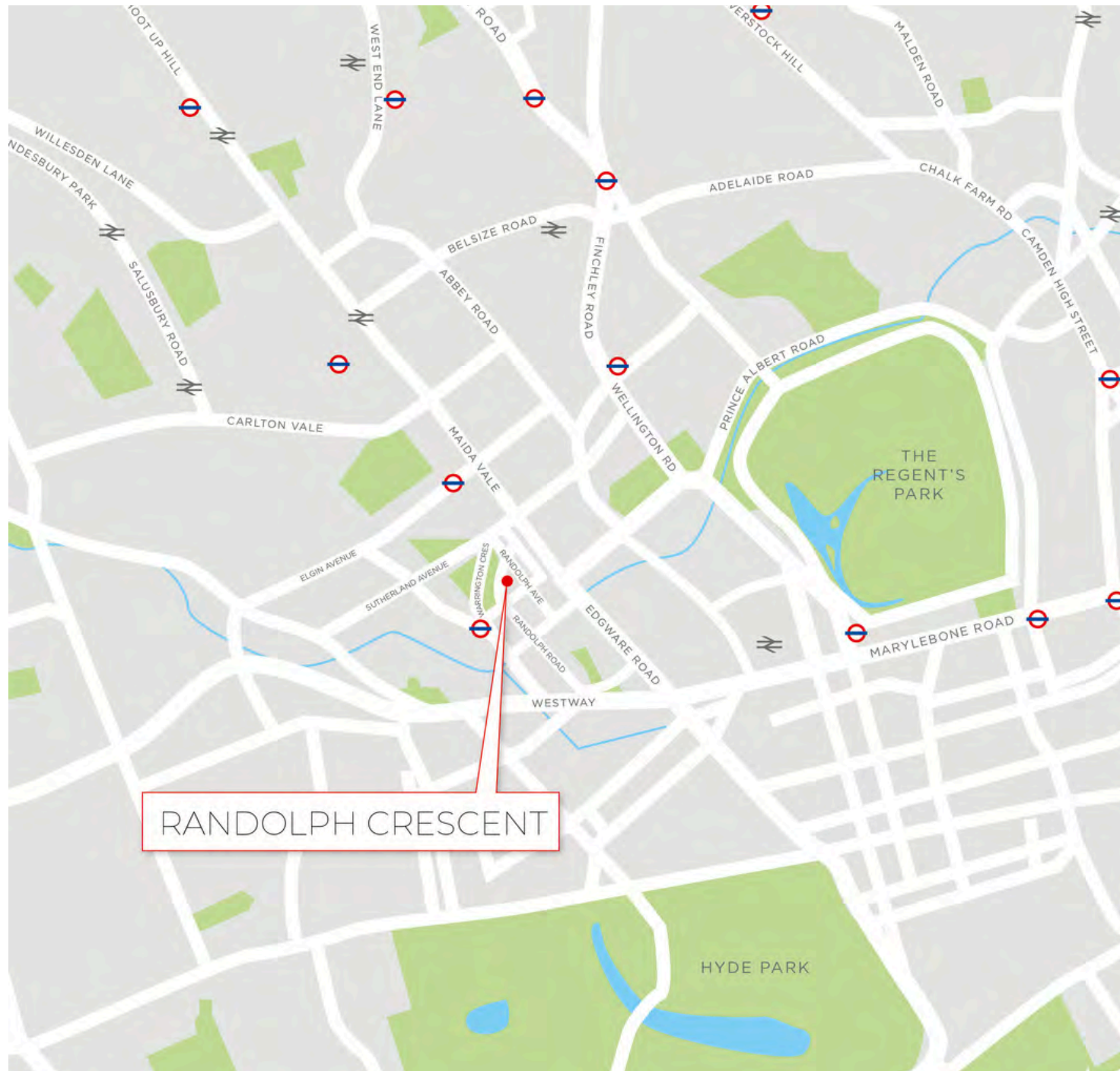












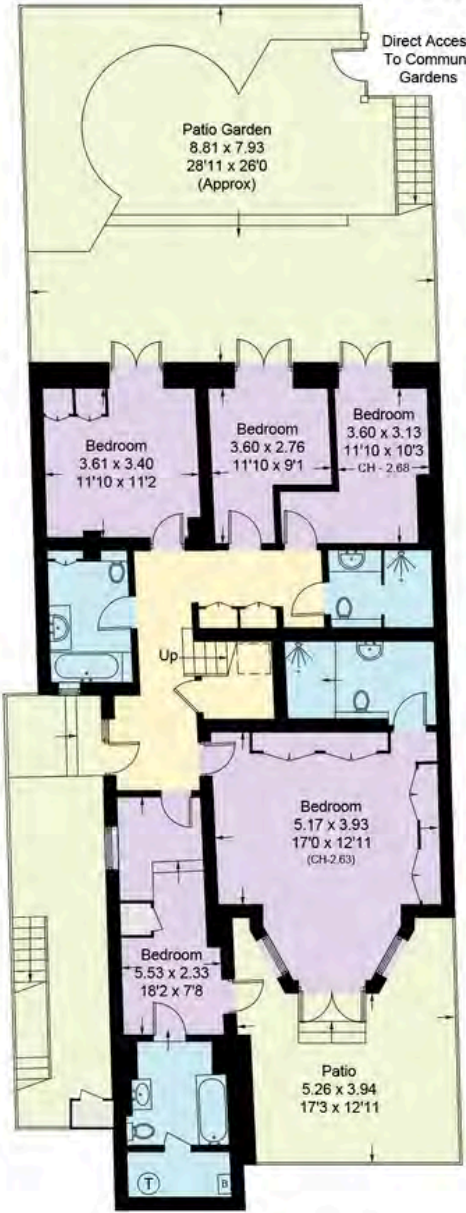
Randolph Crescent is ideally positioned moments from Regent's Canal and the boutiques, cafes, and restaurants of Clifton Road and Formosa Street. Warwick Avenue station (Bakerloo Line) is under 0.25 miles away, with St John's Wood High Street also nearby.

Randolph Crescent, W9

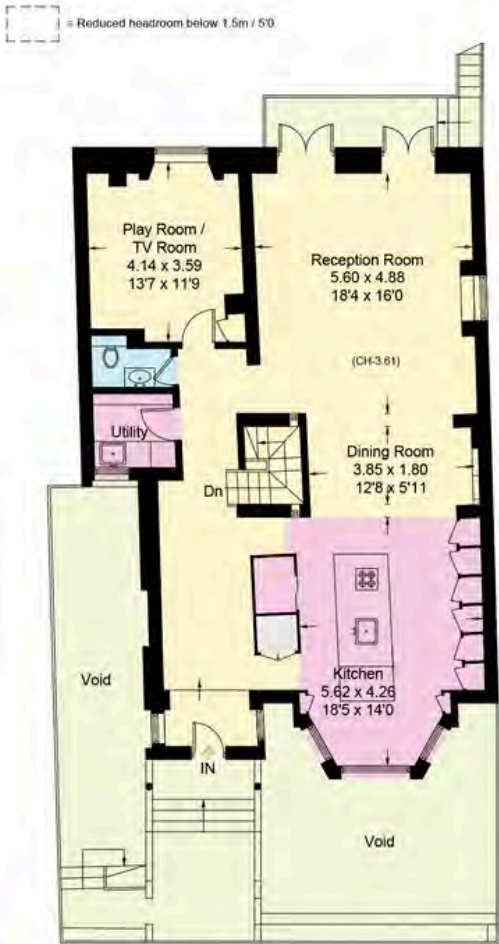
Approximate Gross Internal Area = 231.8 sq m / 2496 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 232.3 sq m / 2501 sq ft



Lower Ground Floor



Raised Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID382192)



TENURE: LEASEHOLD 965 YEARS UNEXPIRED PLUS SHARE OF FREEHOLD

COUNCIL TAX: WESTMINSTER (BAND H)

EPC: D

ASKING PRICE: £5,200,000

PRINCIPAL 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.