



## RANDOLPH AVENUE

Little Venice  
London  
W9

Asking Price  
£2,495,000

Sole Agent

A spacious and meticulously refurbished two double bedroom apartment (111.48 sq.m / 1,200 sq.ft) on the first floor of a white stucco-fronted building on Randolph Avenue, in the heart of Little Venice.

Completed at the end of 2023 following a seven-month renovation, the apartment features a generous reception room with high ceilings, a working fireplace with marble surround and bioethanol system, and direct access to one of two west-facing balconies via French doors with safety glass.

The separate kitchen is finished to a high specification with Colorado Gold honed marble worktops and splashback with integrated shelf, Gaggenau appliances including a flush venting cooktop, and a bronze Quooker tap providing filtered boiling and sparkling water, additionally there is underfloor heating throughout and a water filtration and softener system.

# ASTON CHASE

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Asking Price  
£2,495,000  
Subject To Contract

Sole Agent

Leasehold + Share of Freehold  
955 Years Remaining

Service Charge: £8,462.40 P/A

The principal bedroom includes a walk-in wardrobe and an ensuite shower room. The second double bedroom is served by a family bathroom. Both bathrooms feature Mandarin Stone Crema marble sinks, underfloor heating, and matte black Dornbracht fixtures.

Throughout the apartment, light brushed Old Pimlico Oak parquet has been laid over restored original floorboards with upgraded soundproofing. Additional details include izé bronze door and window hardware, and full-height built-in cabinetry offering excellent storage.

The apartment also benefits from its own private landing which is in excellent decorative order and accessed from a residents passenger lift.

Randolph Avenue enviably located for the shops, cafés, and restaurants of Clifton Road and Formosa Street, with the Grand Union Canal nearby. Transport links include Warwick Avenue and Maida Vale (Bakerloo Line), and Royal Oak (Hammersmith & City and Circle Lines), all in Zone 2.





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## ACCOMMODATION

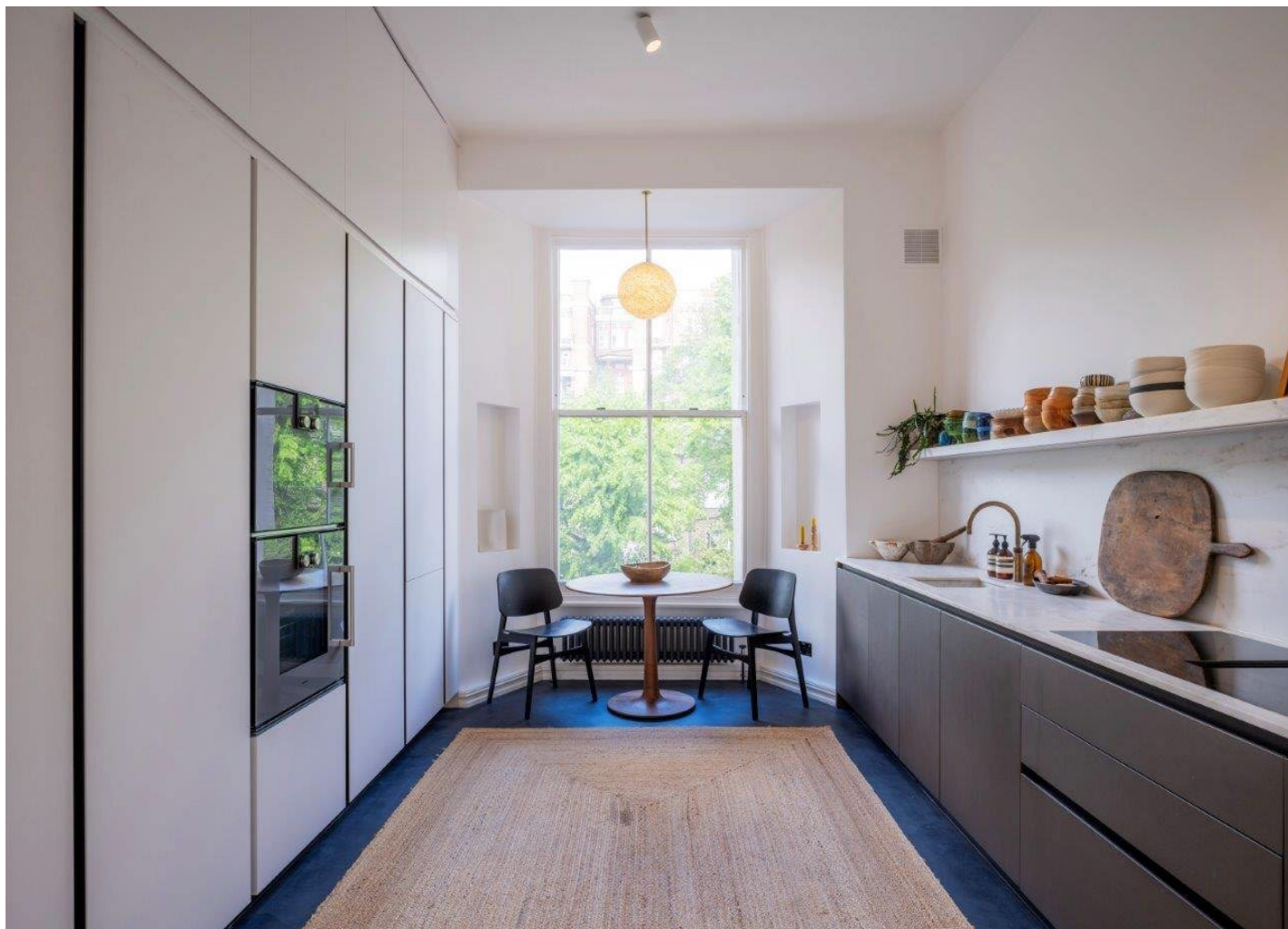
- Two double bedrooms
- Large principal bedroom with walk-in wardrobe and en-suite shower room
- Grand reception room with high ceilings and access to private terrace
- Separate modern kitchen with marble countertops
- Stylish family bathroom

## AMENITIES

- Newly installed wooden floors with insulation
- Passenger lift
- Share of Freehold with Long Lease
- Excellent transport links: Warwick Avenue (Bakerloo Line), Maida Vale (Bakerloo Line), Royal Oak (Hammersmith & City, Circle Lines)
- Close to Clifton Road and Formosa Street shops, cafés, and restaurants
- Moments from the Grand Union Canal and peaceful towpath walks

COUNCIL TAX: G

EPC RATING: E



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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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 64 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

