



Randolph Avenue, Little Venice, London W9



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This charming lower ground floor flat is in a beautiful white stucco terraced house in the highly sought-after area of Little Venice, offering a tranquil retreat from the hustle and bustle of city life. The property benefits from its own private entrance and features a stunning private garden, providing a peaceful oasis for relaxation and outdoor entertaining.

As you step inside, you are greeted by a spacious open plan living and dining area, featuring large windows that flood the room with natural light. The contemporary kitchen has high quality appliances as well as ample storage and workspace.



Guide price: £1,195,000

Tenure: Share of freehold plus leasehold, approximately 88 years remaining

Service charge: £5,432 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: F

The flat features two generously sized bedrooms, each with their own unique character and plenty of storage space. The principal bedroom benefits from an en suite bathroom with modern fixtures and fittings. A second bathroom is located just off the hallway, providing convenience and comfort for guests.

The private garden offers plenty of space for outdoor dining and relaxing. The garden is bordered by mature plants and trees, creating a secluded and peaceful atmosphere.

Located in the heart of Little Venice, this property is perfectly situated to enjoy all that this vibrant area offers. The nearby Cafes, restaurants, and boutiques of Clifton Road and Formosa Street are just a short stroll away, while the tranquil waterways of the Regent's Canal are on your doorstep. This property truly offers the perfect blend of city living and a peaceful retreat.

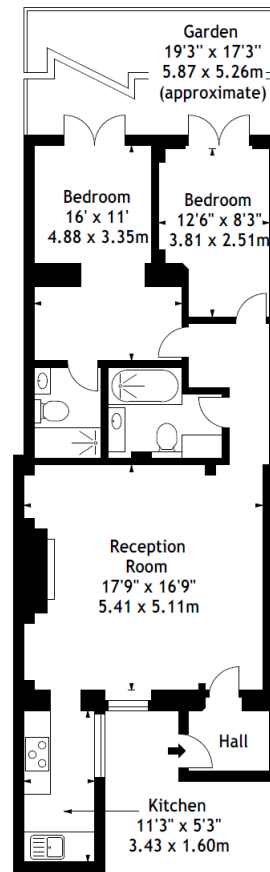






Randolph Avenue,
Maida Vale, W9
Approx. Gross Internal Area
817 Sq Ft - 75.90 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated March 2023.

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