

Randolph Road, Little Venice W9

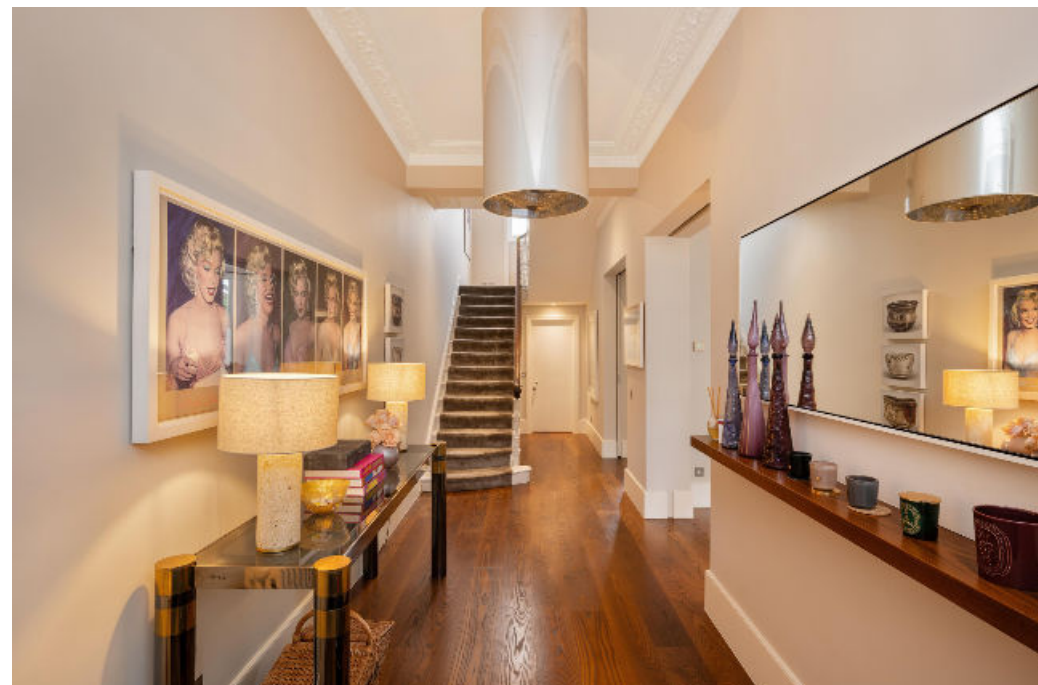
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# Randolph Road, Little Venice W9

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 4,266 sq ft. The house offers family accommodation unrivalled in other houses, including a magnificent kitchen and family room spanning the entire lower floor of the house.



EPC  
TBC

**Guide price:** £7,695,000

**Tenure:** Available freehold

**Local authority:** City of Westminster

**Council tax band:** G





Additional accommodation includes a principal 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.

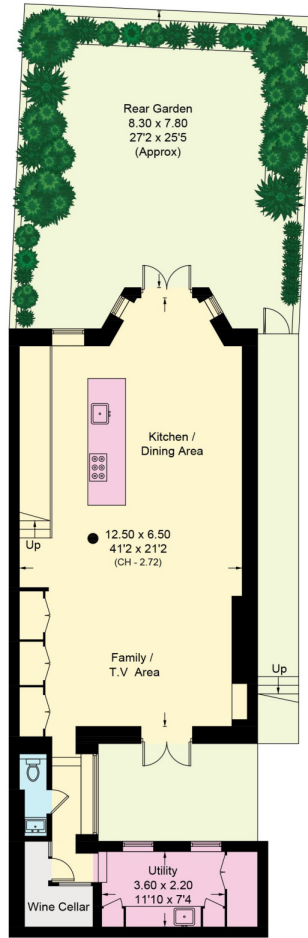
Randolph Road is located adjacent to the picturesque Regent's Canal and enjoys easy access to all the facilities of the West End and Central London. Paddington Station and the Heathrow Express are located within 0.5 miles of the property. The Heathrow Express provides access to Heathrow Airport in 15 minutes. Warwick Avenue Underground Station (Bakerloo Line) is nearby with access to the Elizabeth Line from Paddington. 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.











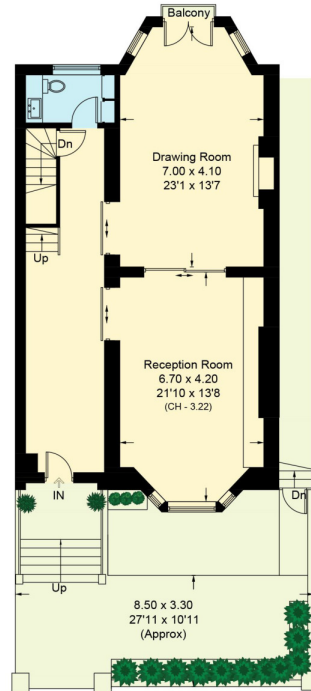
Lower Ground Floor



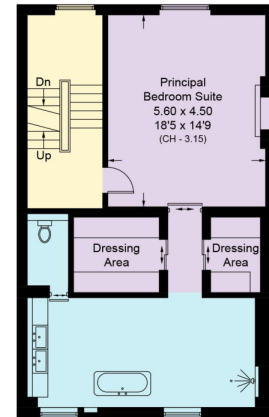
## Randolph Road, W9

Approximate Area = 396 sq m / 4266 sq ft  
Including Limited Use Area (20 sq m / 223 sq ft)

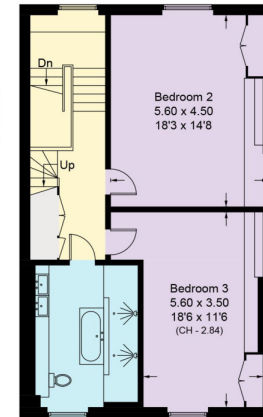
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



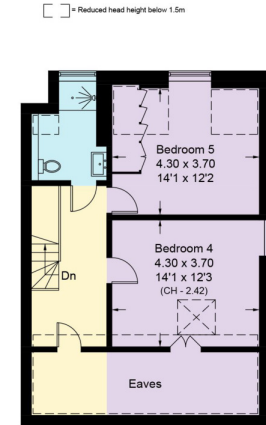
Ground Floor



First Floor



Second Floor



Third 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 January 2025. Photographs and videos dated January 2025.

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