



RANDOLPH AVENUE, LONDON, W9 £3,100,000 SHARE OF FREEHOLD

Lateral Living at its best! This spectacular four-bedroom apartment (Approx. 1850 sq. ft.) located on the garden level of a double fronted red brick Victorian conversion with a remarkably large private garden which backs on to the tennis courts of Paddington Recreation Ground and situated in the heart of this sought after area. The garden apartment offers well-proportioned accommodation and features a large open plan reception area with a family dining room and living room. The bespoke German kitchen, equipped with high value Miele appliances opens out onto an 80ft mature private south-west facing garden which seamlessly integrates indoor and outdoor living. The Garden has a bespoke out building which is currently used as an office. The apartment has been finished to a high standard throughout and features high quality wood flooring with format tiles and under floor heating. Randolph Avenue is conveniently located close to all the local amenities offered by this fashionable area including boutiques shops cafes on Elgin Avenue (0.6 miles) and the underground (0.1 miles) at Maida Vale (Bakerloo line).

Primary Double Bedroom With En-Suite Bathroom | Entrance Hall | Two Further Double Bedrooms | Kitchen/Dining Room | Reception Room | Family Bathroom | Study | Front Patio | Garden | Summer House | Share Of Freehold

Winkworth

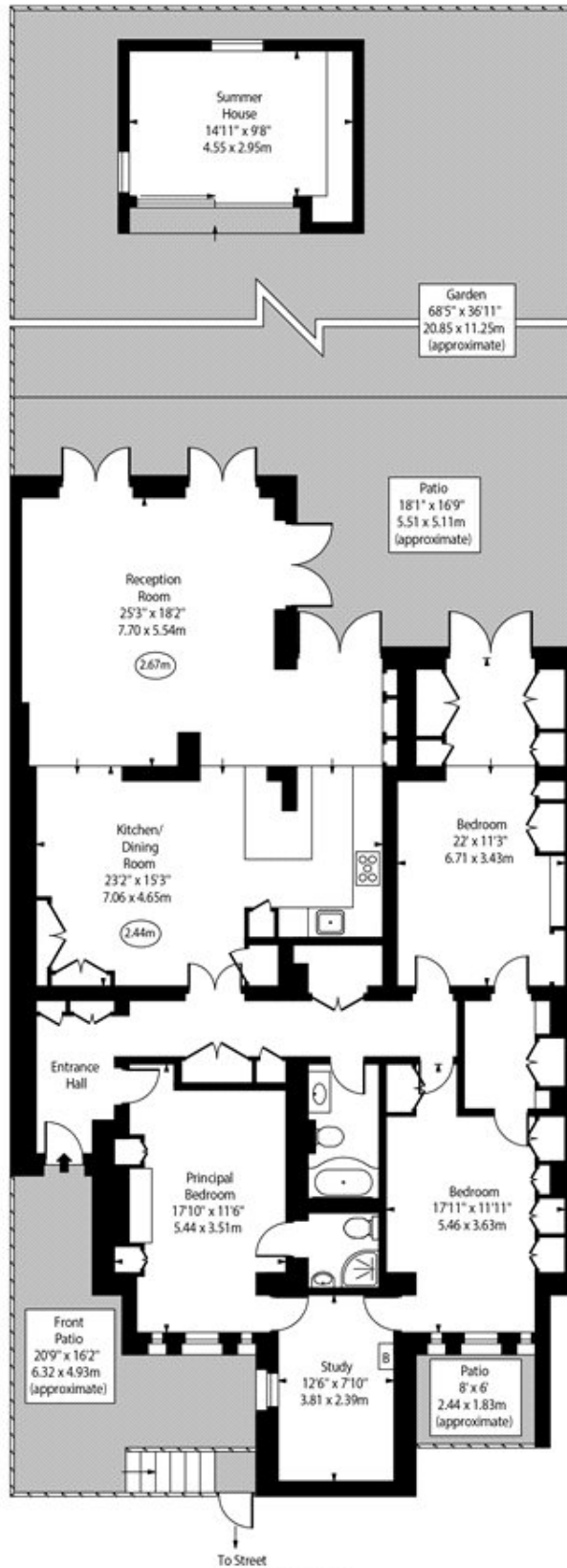
for every step...

winkworth.co.uk/maida-vale



Randolph Avenue, W9

○ Ceiling Height

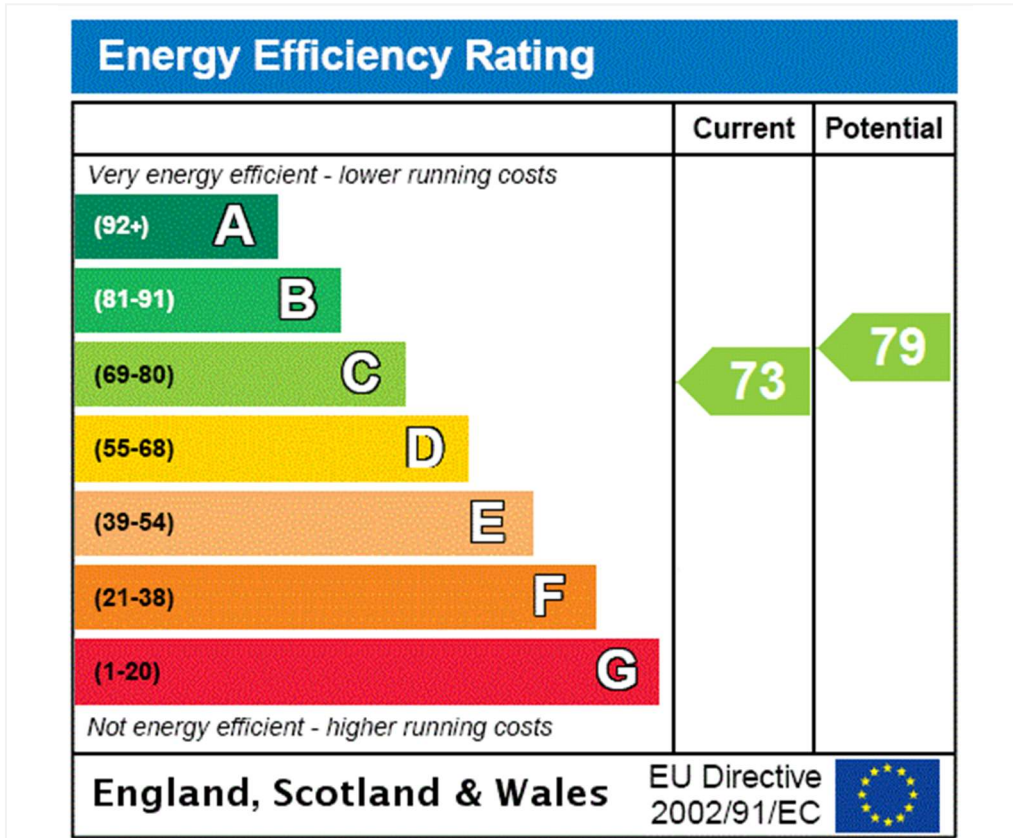


To Street
Lower Ground Floor

Approx Gross Internal Area 1688 Sq Ft - 156.82 Sq M
(Excluding Summer House)

Summer House Area 150 Sq Ft - 13.94 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 024517K



Tenure: Share of Freehold

Term: Expires - 01/08/2116

Service Charge: £2,550 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing..

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Maida Vale | 211-213 Sutherland Avenue, London, W9 1RU | 020 7289 1692 |



for every step...

winkworth.co.uk/maida-vale

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.