



**21 Randolph Avenue, London
W9 1BH
Asking price £6,550,000 Freehold**

An immaculately presented white stucco period house comprising of 3404 square feet (316 sq mtrs) located in the heart of Little Venice. The property was subject to a major renovation in 2013 and boasts expansive open plan living spaces as well as five double bedrooms (three en-suite). Further benefits include working fireplaces, air conditioning and Sonos music system throughout and a south/west facing patio garden. Randolph Avenue is located a stones throw from the shops and amenities of Clifton Road as well as Warwick Avenue Underground Station (Bakerloo Line) and The Regents' Canal.



Randolph Avenue, W9

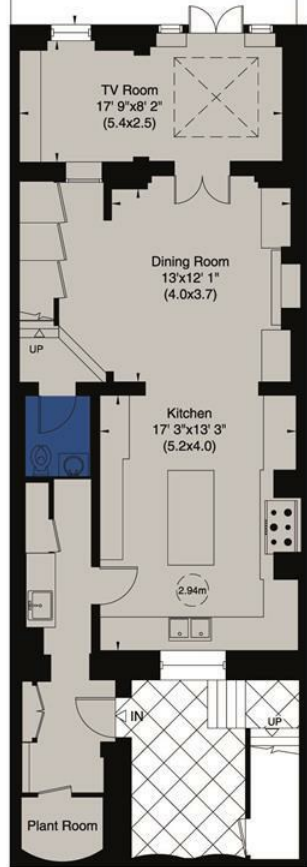
Gross internal area (approx.)

316 Sq m (3404 Sq ft)

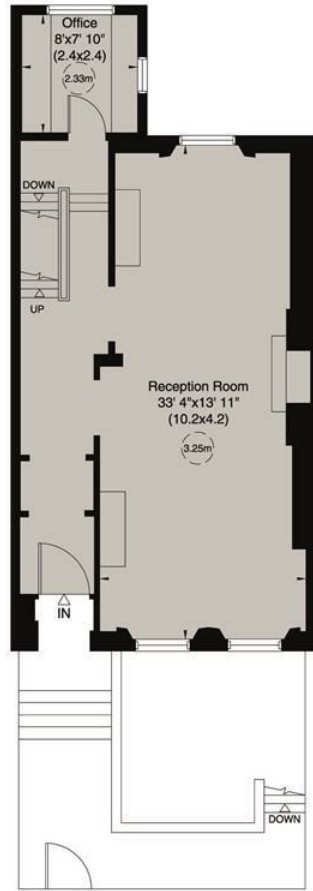
For identification only, Not to Scale



Garden
20' 3"x19' 4"
(6.2x5.9)



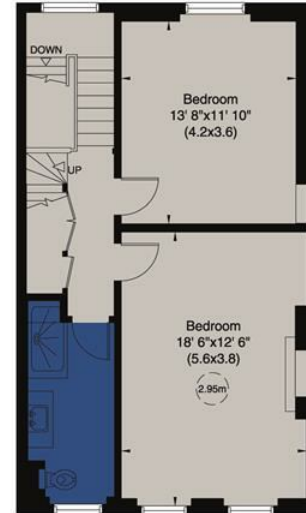
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Current		
Potential		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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