



**45 Randolph Avenue, London  
W9 1BQ  
Asking price £2,950,000 Share of Freehold**



**A ground and lower ground floor maisonette with its own private entrance set within a white stucco period building. The property boasts a double aspect living area as well as four bedrooms and three bathrooms (two en-suite). Further benefits include a private patio leading directly onto communal gardens. Randolph Avenue is located in the heart of Little Venice only a stones throw from the shops and amenities of Clifton Road. Warwick Avenue Underground Station (Bakerloo Line) and The Regents Canal are only a moments walk away.**



# Garden Flat, 45 Randolph Avenue, W9

Gross internal area (approx.)

168 Sq m (1813 Sq ft) Including Storage above Bedroom and Storage above Bathroom

For identification only, Not to Scale



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		
(81-91) B		
(69-80) C		
(55-68) D	57	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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