



**10B Randolph Crescent, London
W9 1DR
Asking price £1,395,000 Leasehold - Share of Freehold**

A charming three bedroom top floor apartment set within a period building in the heart of Little Venice. Entered on the second floor, the apartment offers an abundance of natural light and boasts a double reception room over-looking communal gardens as well as three bedrooms, a bathroom, shower room and a separate kitchen. The property benefits from access to The Randolph Crescent Triangle Communal Gardens. Randolph Crescent is located within walking distance to the local amenities of Clifton Road and Formosa Street with Warwick Avenue Underground Station a short walk away (Bakerloo Line).

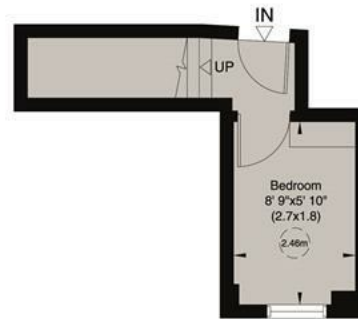


Randolph Crescent, W9

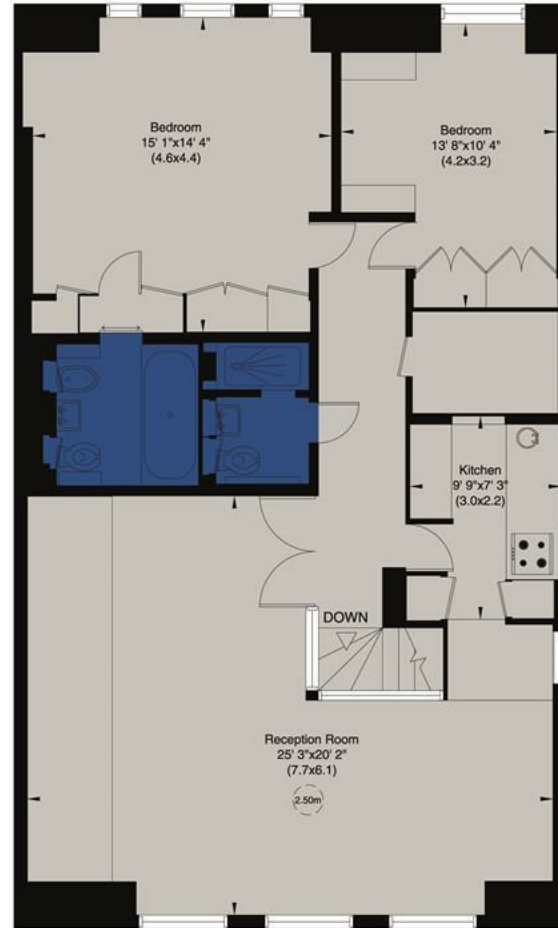
Gross internal area (approx.)

107 Sq m (1148 Sq ft)

For identification only, Not to Scale





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			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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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