



**11 Randolph Road, London  
W9 1AN  
Asking price £10,750,000 Freehold**

**IAN GREEN**

RESIDENTIAL



A beautiful white stucco 3934 sq. ft house backing directly onto one of the finest communal gardens in London. The house is found in excellent condition and has been in the same ownership for over 20 years.

The accommodation comprises a spacious entrance hall leading into a double front to back drawing room, kitchen family room with direct access to a private garden and communal garden, utility room, guest wc, principle bedroom suite with dressing area, en suite bathroom and separate shower room across the first floor, a further three bedrooms, en-suite shower room, family bathroom on the second floor, top floor bedroom with en-suite shower and access to a roof terrace, private rear garden with gate leading to the communal garden with children's play area and tennis court.

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 walking distance (1.1 mile drive) of the property. The Heathrow Express provides access to Heathrow airport in 15 minutes. Warwick Avenue underground station (Bakerloo Line) is short walk with access to the Elizabeth Line. 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.



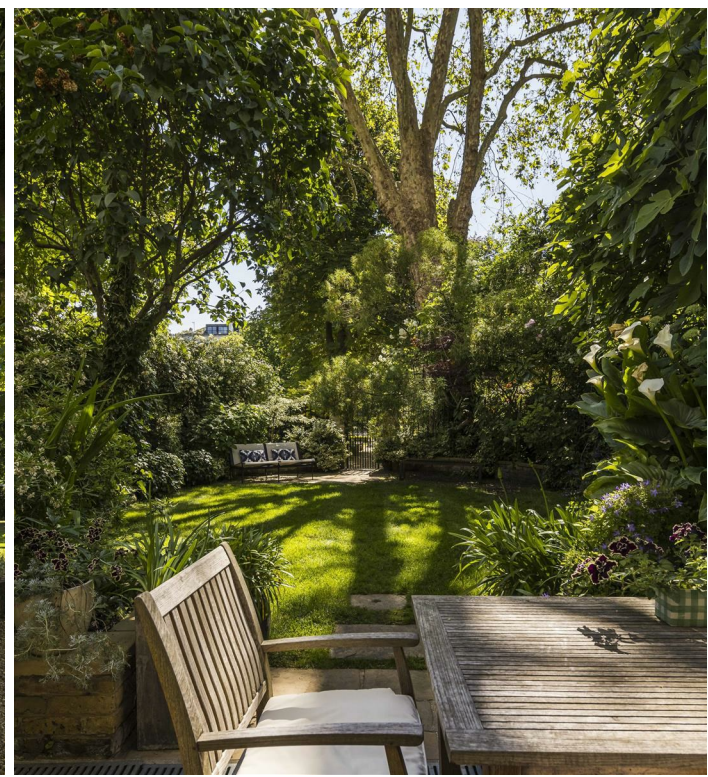




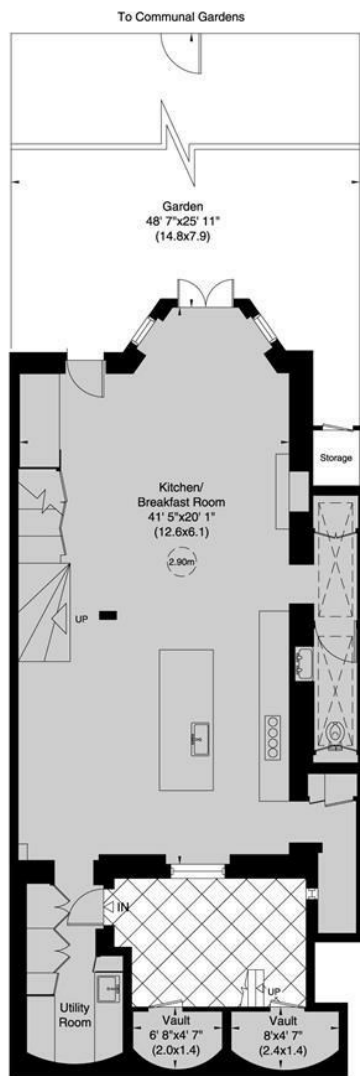












Lower Ground Floor



Raised Ground Floor

## Randolph Road, W11

Approximate Gross Internal Area

365 sq m/ 3934 sq ft Including Under 1.5m, Under Eaves and Vaults

347 sq m/ 3734 sq ft Excluding Under 1.5m, Under Eaves and Vaults

Not to Scale, for identification only



First Floor



Second Floor



Third Floor

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).



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