

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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			

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Randolph Avenue, Maida Vale, W9 1NR

**Offers In Excess Of
£1,200,000
Subject to Contract**

- Situated in broad treelined avenue a few minutes from the train station
- Two double bedrooms with fitted wardrobe & cupboard space
- Two bathrooms one of which is en suite
- Concierge
- 980 year lease
- Lots of natural light in reception room with dining area
- Door leading out to balcony from eat in kitchen with hardwood worktops which overlooks communal gardens
- Low voltage lighting, high ceilings, column radiator & Solidwood floors throughout
- Period features throughout

Randolph Avenue, W9 1NR

Red-brick mansion building in a broad tree-lined avenue a few minutes from Maida Vale train station... two/three bedroom well-proportioned apartment on the first floor of this imposing Edwardian style development. Entered via

entry-phone security and concierge, that works benefiting from direct access to private balcony communal access to rear gardens. This period boasts many features of the era which include some of the high ceilings, and an elegant marble

the living room.

The property offers 893 sq ft of living space with flooring, low voltage lighting and column throughout, large windows with bespoke shutters

ceilings in lounge, semi-open dining area which separated as a third bedroom, door leading out from kitchen with scullery sink and hardwood work modern fitted bathrooms, one of which is the largest bedroom.

Maida Vale is a stunning location in west London period conversions and red-brick mansion flats which include well-manicured communal gardens

Paddington Recreational Ground offers open green the avid jogger and dog walker, as well as an artificial pitch. In addition, there are gym and 3D tennis clubs in the immediate area BBC Maida Vale Studios is conveniently located residential street and hosts a number of live performances

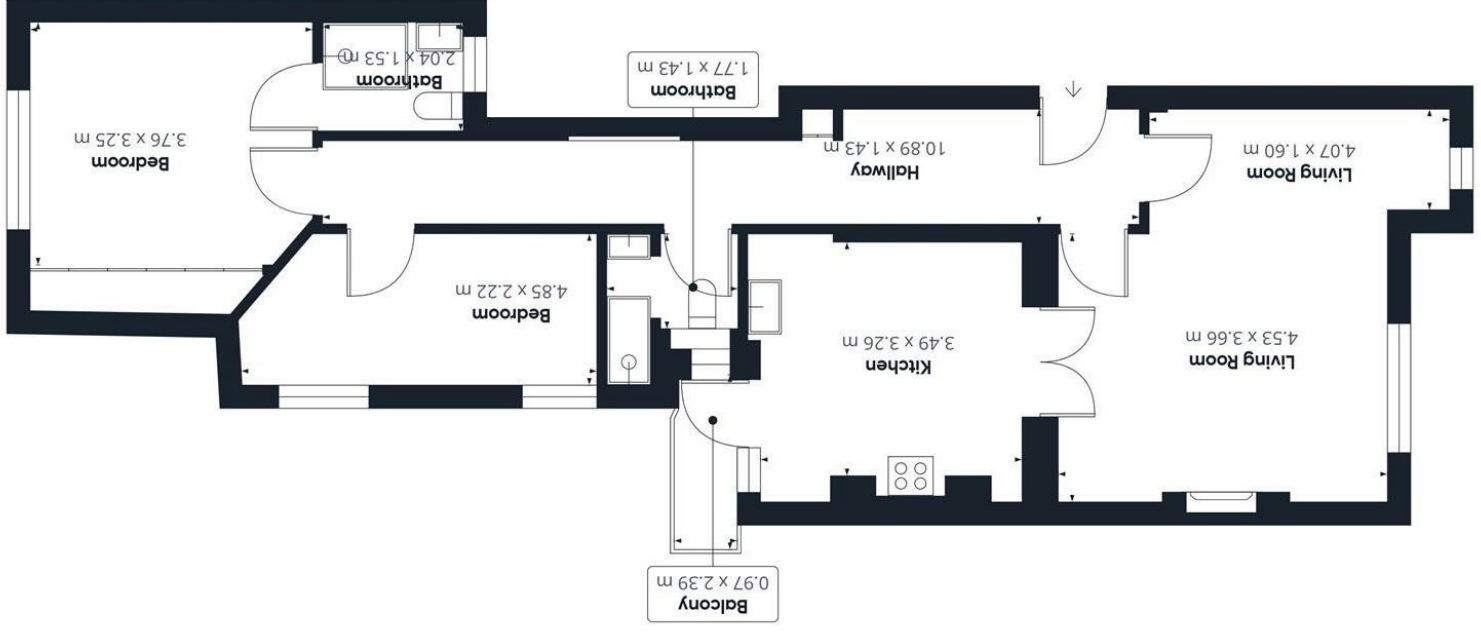
The local area has excellent transport links from Station (Bakerloo Line) and great bus links into London. Maida Vale benefits from a wide selection of local such as cafes, bars, restaurants and florists accessible along Elgin Avenue and Lauderdale Parade.



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Approximate total area⁸ 82.41 m²

Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.