

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
64	

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	

**Randolph Gardens, Maida Vale, NW6 5HP**

**Asking Price £535,000**

Subject to Contract

- Stylish two double bedroom maisonette
- Balcony
- Views of open green spaces
- Broad tree lined avenue
- Heating & hot water included in service charge

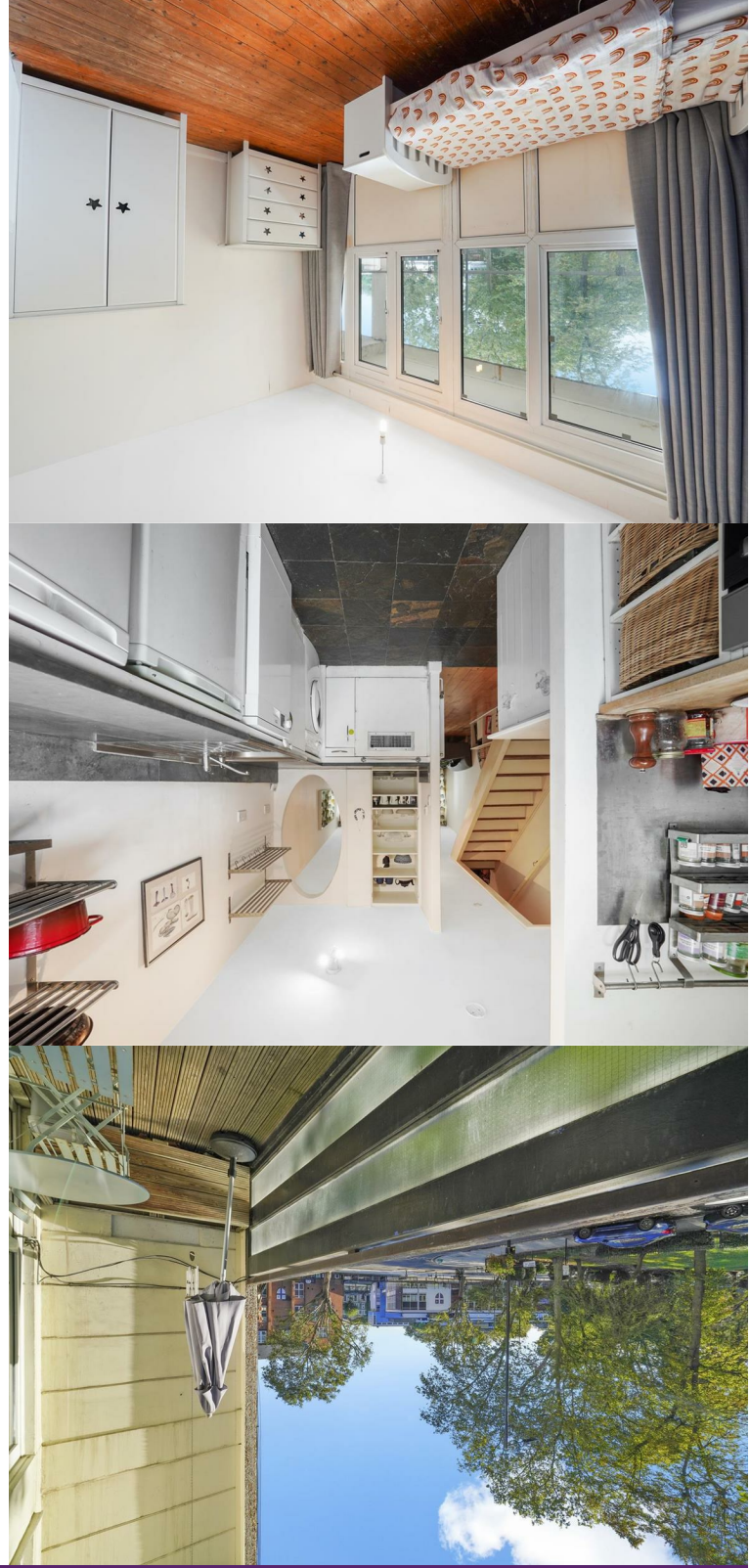
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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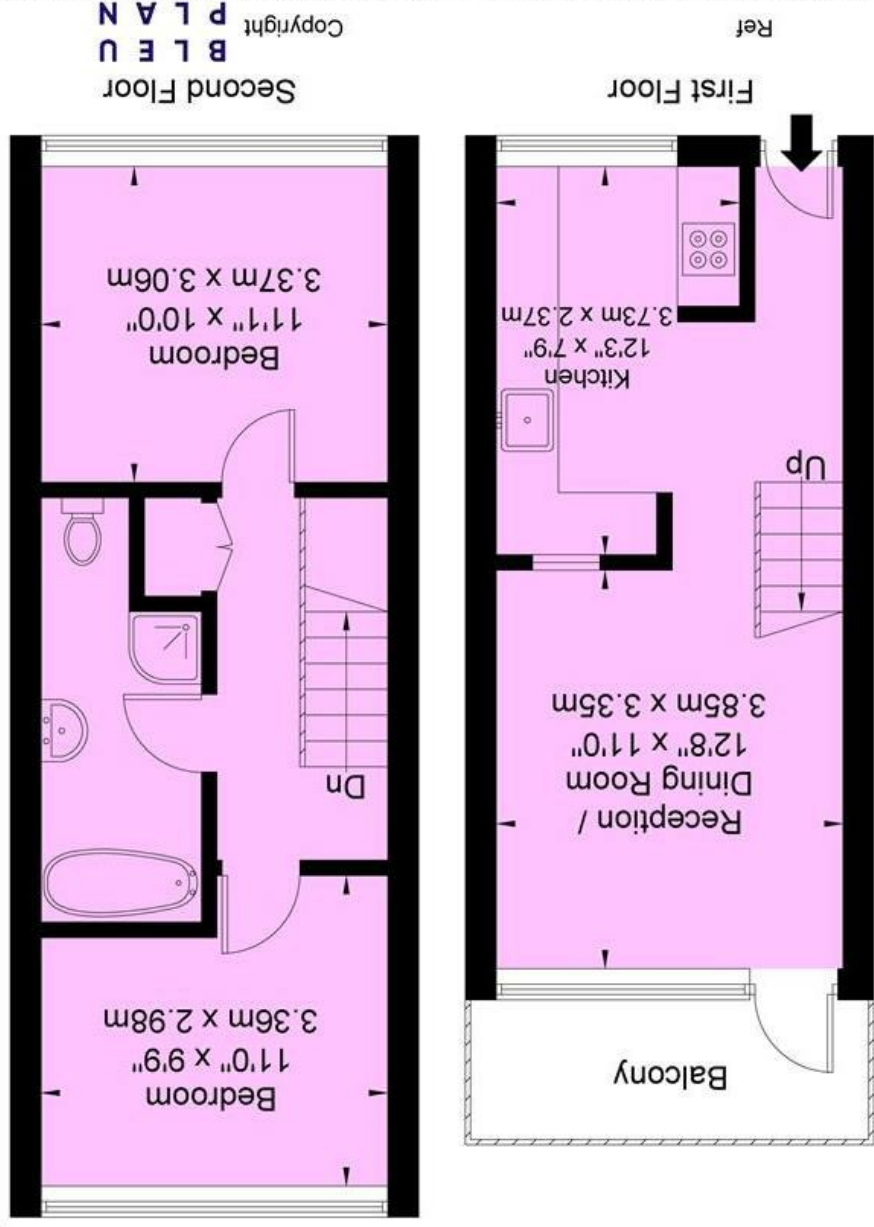
## Randolph Gardens, NW6 5HP

Stylish architectural designed in broad leafy avenue, five minutes of Maida Vale tube... two double bedroom maisonette on the first & second floor of this purpose-built block. Doors leading out to the balcony with views over green spaces from modern semi-open living area, bookcase separating the sizable kitchen, an open staircase leading up to a hallway with curvature bookcase, two double bedrooms, and a family bathroom, space for both shower and bath with mural on the wall, all on the upper level.

Situated moments from the amenities of Elgin Avenue and within easy reach of the shops, bars, and restaurants of Maida Vale, Randolph Gardens is also close to the green open spaces of Paddington Recreation Ground.

## Torridon House, Randolph Gardens NW6 5HP

Approx. Gross Internal Area = 58.9 sq m / 634 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Second Floor  
B L E U  
P L A N  
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