



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

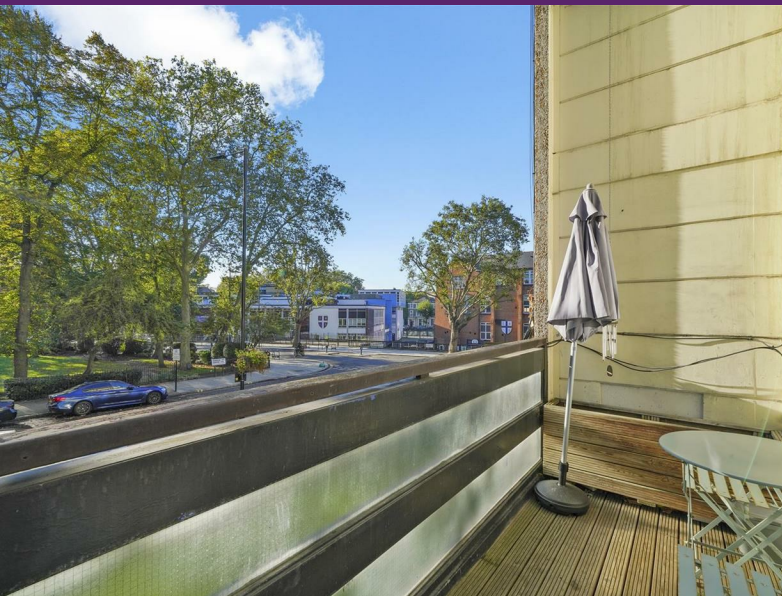
| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Randolph Gardens, Maida Vale, NW6 5HP

Asking Price £545,000

Subject to Contract

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



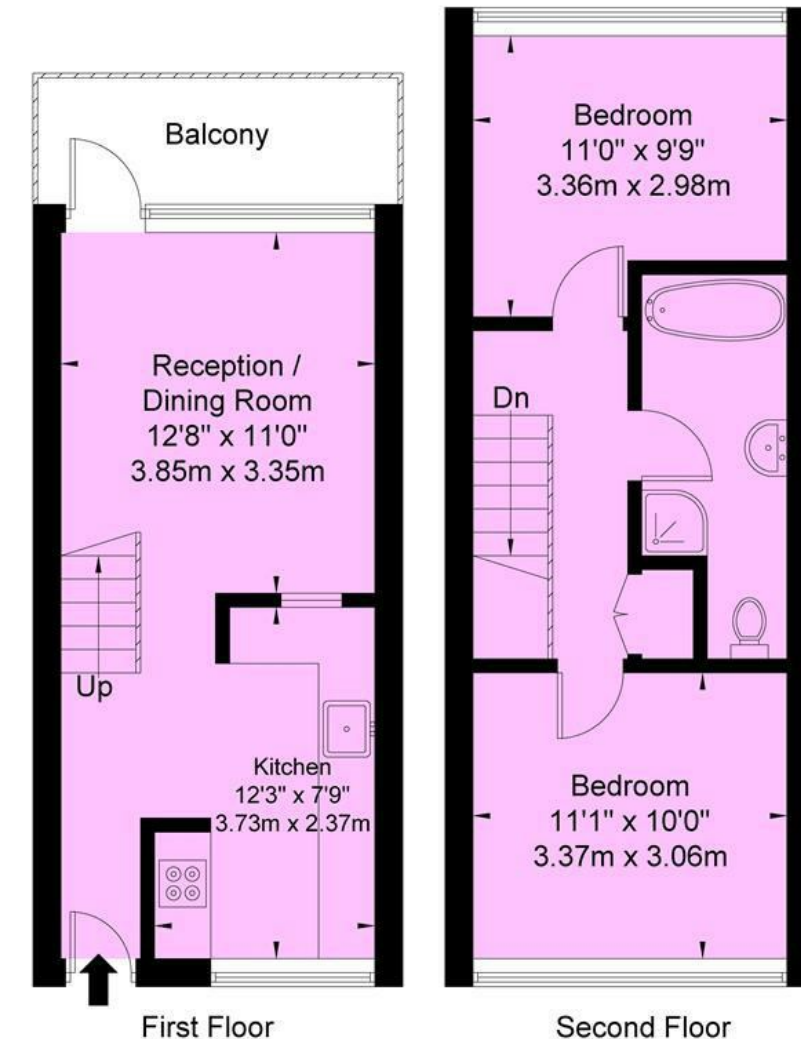
Randolph Gardens, NW6 5HP

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



First Floor

Second Floor

Ref

Copyright **BLEU PLAN**

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.
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Tenure Leasehold

Price Asking Price £545,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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