

**95 RANDOLPH AVENUE
MAIDA VALE
LONDON
W9 1DL**

£2,300 Per week

AR
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RESIDENTIAL

020 7722 3322
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This spacious five bedroom semi-detached period house (approx 279 sq m/3003 sq ft) is currently being redecorated throughout and provides a family home located within metres of the amenities of both Maida Vale and Little Venice. Set over basement and three upper floors, the house offers charming period features, good storage and well proportioned rooms as well as a private 70 ft rear garden. The nearest tube station is Maida Vale Bakerloo line - about 300 metres. Paddington Recreation Ground's sports, park and playground amenities are about 0.2 miles.

- 5 Bedrooms
- 4 en suite Bathrooms
- Guest Cloakroom
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Store Room
- Private Rear Garden
- EPC -D
- Westminster Council Tax Band H
- Unfurnished

Tenancy Information

Property Redress Scheme - PRS

Client Money Protection Scheme - Propertymark

Holding Deposit - 1 week's rent; and/or

Deposit - 5 weeks' rent / 6 weeks' rent in the case of rental over £50,000 pa

Payments to other third parties - eg Council Tax, utilities, communications services

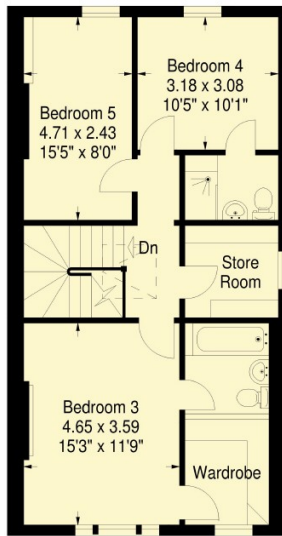
Default Charges - eg payments for the replacement of lost keys or interest on overdue rent

Tenancy Transaction Charges - eg requests to vary or assign the tenancy

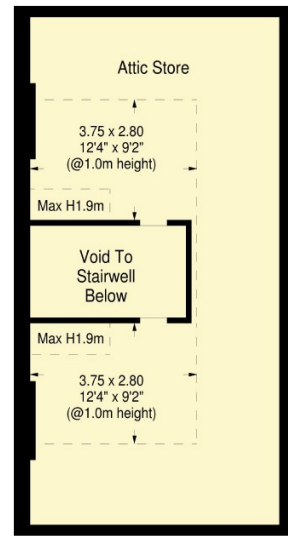


Randolph Avenue, Maida Vale, London W9

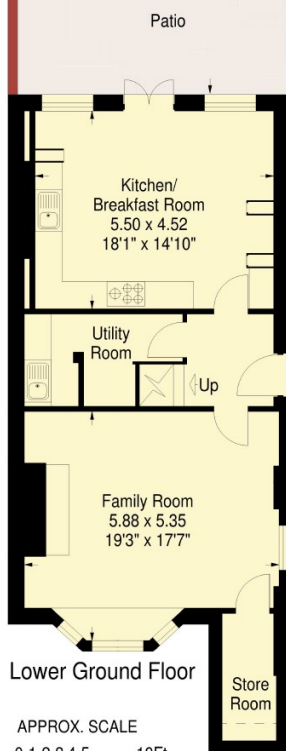
Approximate Gross Internal Area:
 House - 279.0 sq.mts. / 3003 sq.ft.
 (not including reduced height area,
 below 1.5m - denoted with dashed line)
 Attic - 21.6 sq.mts. / 233 sq.ft. (@1.0m height)
 Total - 300.6 sq.mts. / 3236 sq.ft.



Second Floor

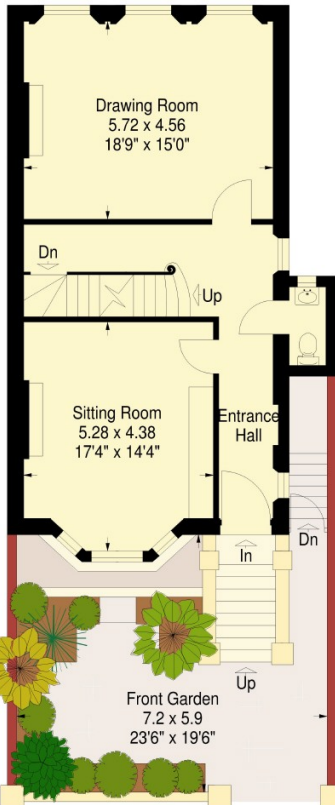


Attic Storage



Lower Ground Floor

APPROX. SCALE
 0 1 2 3 4 5 10Ft
 0 1 2 3M



Upper Ground Floor



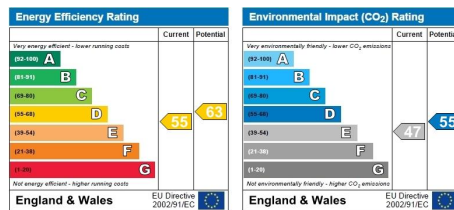
First Floor

Floor Plans produced by

Proplan

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All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.



8 Wellington Road, St John's Wood, London, NW8 9SP

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