

**HOUSE FOR SALE**  
**RANDOLPH AVENUE**  
**MAIDA VALE, LONDON, W9**



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# RANDOLPH AVENUE, MAIDA VALE, LONDON, W9

A rare opportunity to purchase a three storey, stucco fronted period house in the heart of Maida Vale. This family home is presented in good decorative condition throughout and measures approximately 2,239 sq ft. This property also benefits from off street parking, a 40ft rear garden with access to a double-length garage (accessed from Lanark Mews). Furthermore there are 2 additional lock-up garages located at the back of the garden, also accessed from Lanark Mews, available by separate negotiation. Randolph Avenue is ideally situated within walking distance to the shops, cafes and amenities of Clifton Road and also Maida Vale underground tube station (Bakerloo line).

## Accommodation and Amenities

Entrance Hall, Reception room with High Ceiling opening to Large Kitchen, Study, First Floor Drawing room with Period Fireplace, Master Suite Comprising Bedroom, Ensuite Bathroom and Dressing Room, Two Further Bedrooms, Ensuite Shower Room, Separate Bathroom, Second Floor Roof Terrace, 40ft North East Facing Rear Garden, Off Street Parking for One Car & One Double Length Garage.

EPC Rating: E

**TENURE: FREEHOLD**

**ASKING PRICE: £3,450,000 SUBJECT TO CONTRACT**

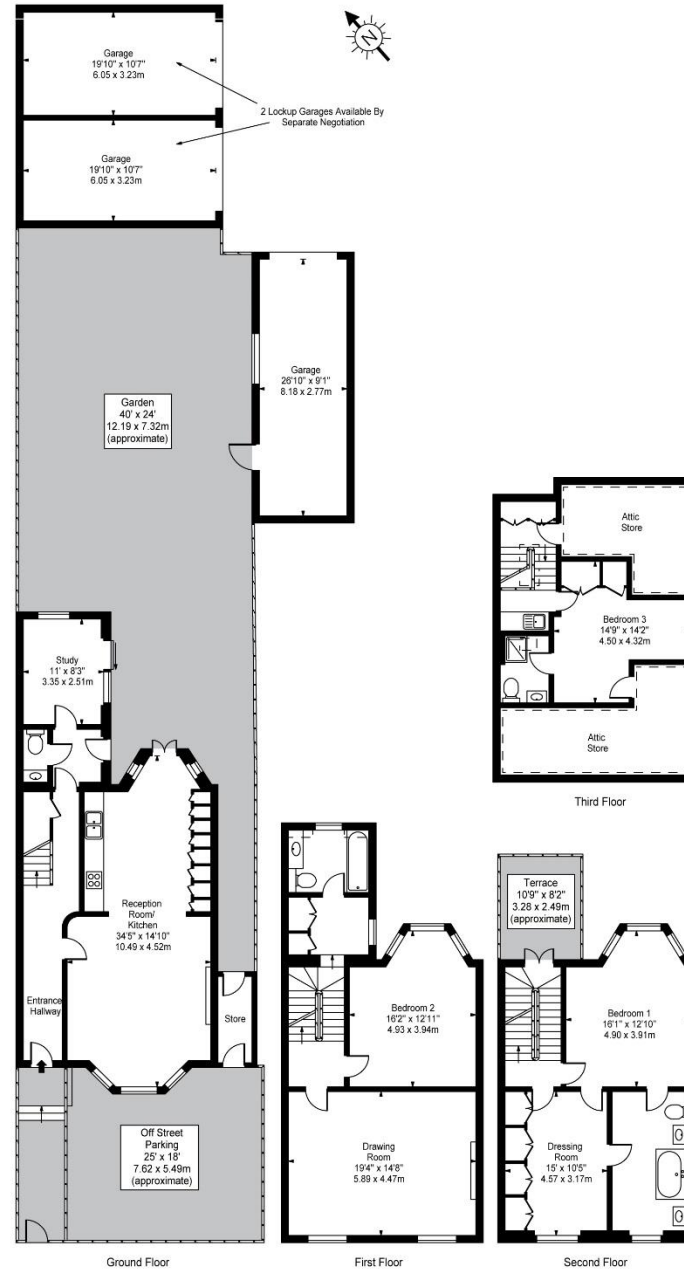




**IMPORTANT NOTICE**

These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

Randolph Avenue, W9 1PQ



Approx Gross Internal Area **2239 Sq Ft - 208 Sq M**

(Excluding Garages)

Approx Floor Area Including Attic Store **2555 Sq Ft - 237.36 Sq M**

(Excluding Garages)

Approx Floor Area Including Attic Store **3226 Sq Ft - 299.71 Sq M**

(Including Garages)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.39661

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the base of any sale or let.