

THE WHITE HOUSE



RANDOLPH AVENUE • LITTLE VENICE W9



A WELL-ARRANGED, THREE BEDROOM, COMMUNAL GARDEN FLAT IN THIS SOUGHT AFTER LITTLE VENICE ADDRESS IN ONE OF THE MOST PRESTIGIOUS AND GRAND STUCCO-FRONTED PERIOD BUILDINGS.

The lateral flat has the benefit of a private garden, courtyard and direct access to Crescent communal gardens. With its own front door the flat is entered through a pretty courtyard which leads directly into a 38ft double reception room that opens onto a private garden. It is well arranged with three generous double bedrooms (two en suite), a family shower room and separate kitchen.

Randolph Avenue is in the heart of Little Venice with shops, cafes, restaurant and Regents Canal all within a short stroll. Warwick Avenue and Paddington are both close by.

Tenure Leasehold 999 years from 2023 with a share of freehold

Guide Price £2,000,000

Service Charge £5,432.24 per annum including any sinking fund contribution

Local Authority Westminster

Council Tax Band H

EPC Rating TBC



APPROXIMATE GROSS
INTERNAL AREA

1,646 sq ft / 152.91 sq m

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. These details are not an offer or contract, not part of one. Photographs taken May 2021. 11/03/24 FG-240307-02GG