



Luxury in Little Venice - Beautiful Stucco Building £625 Per Week Unfurnished

Set on the second floor (with lift) of a Stucco Fronted period building in one of Little Venice's most popular roads we are delighted to offer a stunning 2 bedroom, 2 bathroom apartment with balcony.

The apartment offers period features and is in excellent condition throughout to provide a large L shaped reception with Feature Fire Place, 2 large Sash windows, and dining area. A separate and fully fitted kitchen, double bedroom with private balcony, a fully fitted family bathroom and master bedroom with en-suite shower room and fitted wardrobes.

Randolph Avenue is located close to the canal in Little Venice and a short walk to either Warwick Avenue or Maida Vale Underground Station (Bakerloo line) while being only a short walk from the boutique cafe's, restaurants and shops of Clifton Road. Paddington Station (Bakerloo, Circle & District, Hammersmith & City - Main Line and Heathrow Express) are just a short walk. Great road links from ' The Westway ' A40 to Central London or West, A5, M40 & M25.

Borough of Westminster
Council Tax Band G - £1,146.90
EPC - D

Agency Fees
Referencing and contract Fee - £ 300 plus VAT

83 Boundary Road | St John's Wood | London NW8 0RG
020 7625 1000 | info@greenstone.com | greenstone.com

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Residential Estate Agents





Second Floor

Approx. 92.1 sq. metres (991.8 sq. feet)



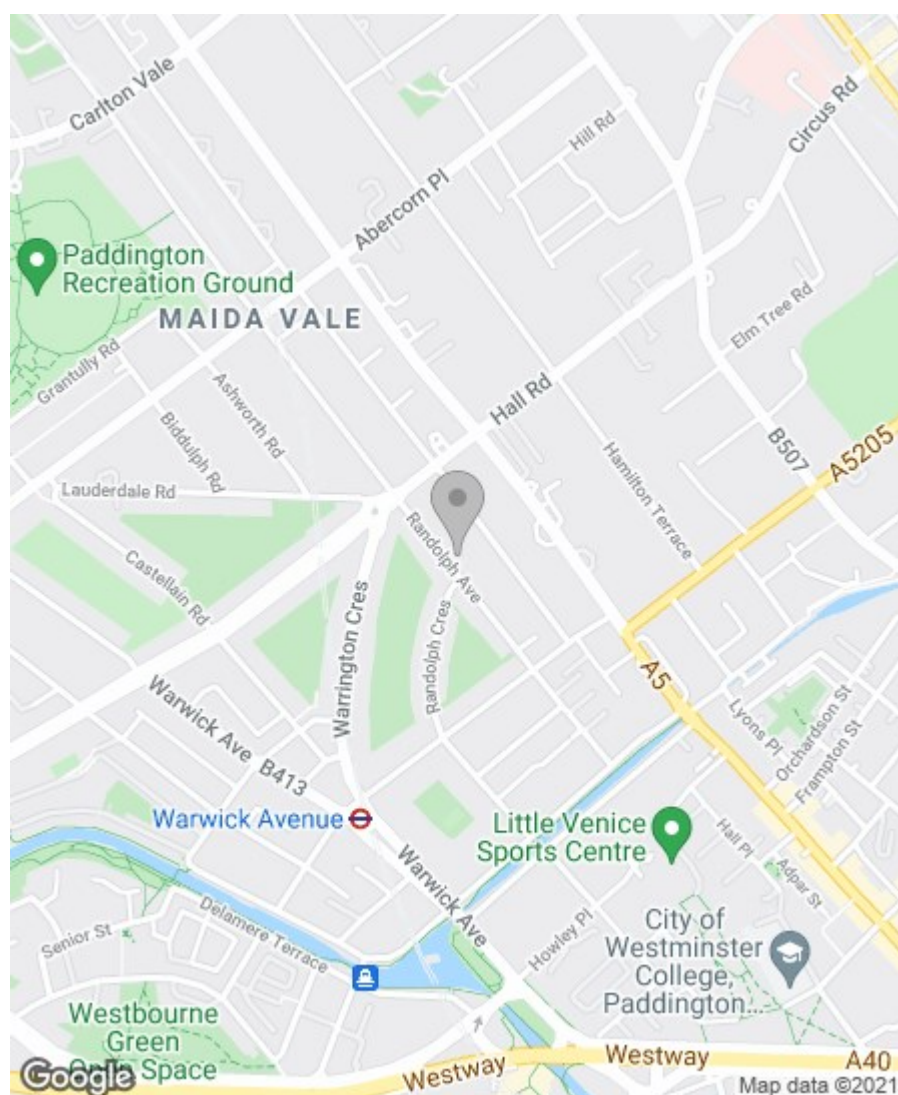
Total area: approx. 92.1 sq. metres (991.8 sq. feet)

Property Overview

Location	Little Venice, W9
Price	£625 Per Week
Bedrooms	2
Bathrooms	2
Receptions	1
Council	
Tax Band	G
Furnishing	Unfurnished

Key Features

- 2 Double Bedrooms
- 2 Bathrooms
- Balcony
- Beautiful Stucco Fronted
- With lift
- L shape reception
- Seperate Kitchen
- Stunning Tree Lined Street
- Close to the Canal
- Little Venice



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).