



## Randolph Avenue, Maida Vale W9

**£725,000**

Located in the heart of Maida Vale is this bright and airy larger than average one bedroom apartment set on the raised ground floor of a well maintained period building. The property is offered in beautiful condition and comprises of a spacious bright and airy reception room with open fitted kitchen, one double bedroom and tiled bathroom. The apartment benefits from bright aspect with ceiling to floor sash windows, high ceilings, excellent storage and wood flooring. Randolph Avenue is an attractive tree lined street moments away from the open spaces of Paddington Recreation Ground and within easy reach of the a wide selection of shops, cafes and restaurants in Maida Vale as well as Maida Vale Underground Station (Bakerloo Line) being a short walk away, Further transport links can be found at Paddington Main Line Station together with the Elizabeth Line. The property is offered with a Share of Freehold and over 900+ year lease. Council Tax Band F, Service Charges £1,000pa SOLE AGENT.



Randolph Avenue, Maida Vale W9

Reception Room



Bathroom



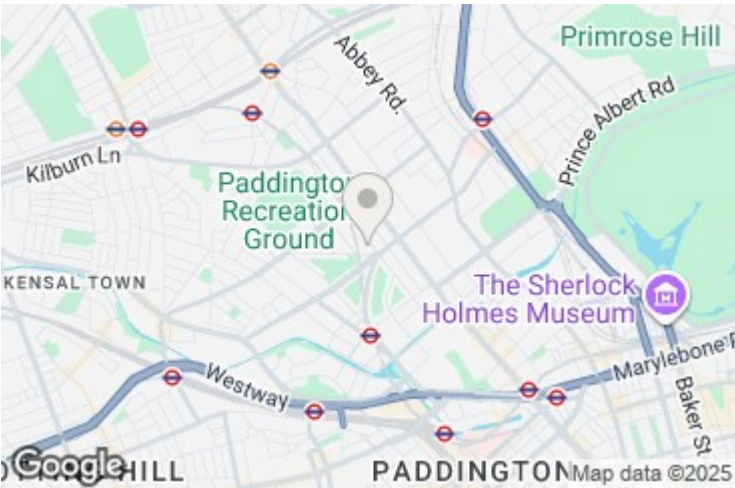
Kitchen



Exterior



Bedroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 648 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 648 SQ FT/ 60 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute 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 but should not 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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)