



**Randolph Avenue, Maida Vale W9**

**£2,800,000**

A stunning and spacious (2027 square foot) newly refurbished Four Bedroom, Three Bathroom apartment with own entrance arranged over three floors located in the ever popular Randolph Avenue. This highly renovated maisonette designed by Beebi Design boasts own entrance, an amazing 37ft reception with open plan kitchen which is ideal for entertaining, a magnificent bespoke spiral staircase leading to master bedroom with dressing area leading to ensuite bathroom, two further bedrooms, family bathroom and an incredible bedroom with ensuite bathroom advancing over the whole of the top floor as well as under floor heating and a Lutron lighting system. Located in Randolph Avenue between Elgin Avenue and Sutherland Avenue, the apartment is moments from Maida Vale Underground Station (Bakerloo Line), the open spaces of Paddington Recreation Ground as well as numerous shops and cafes. 999 Year lease unexpired, Service Charges £2,000 pa Council Tax Band E

# Randolph Avenue, Maida Vale W9

Reception



Reception



Reception



Reception



Reception



Kitchen



# Randolph Avenue, Maida Vale W9

**Kitchen**



**Staircase**



**Kitchen**



**Bedroom**



**Hallway**



**Bathroom**



# Randolph Avenue, Maida Vale W9

Bedroom



Bedroom



Bedroom



Bedroom



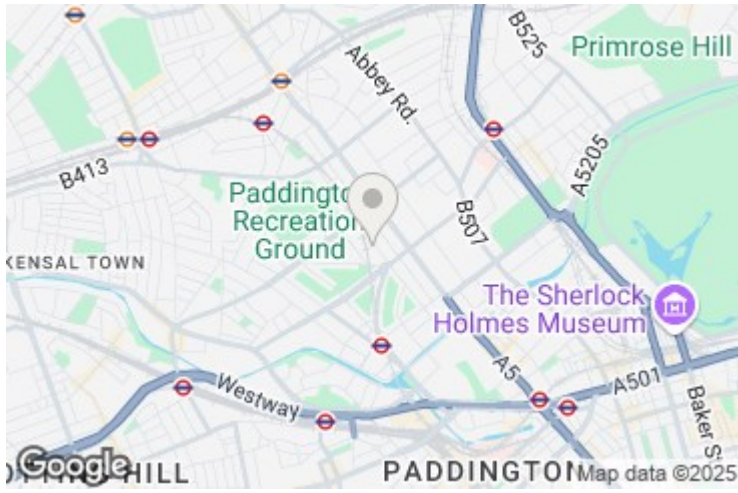
Bathroom



Bathroom

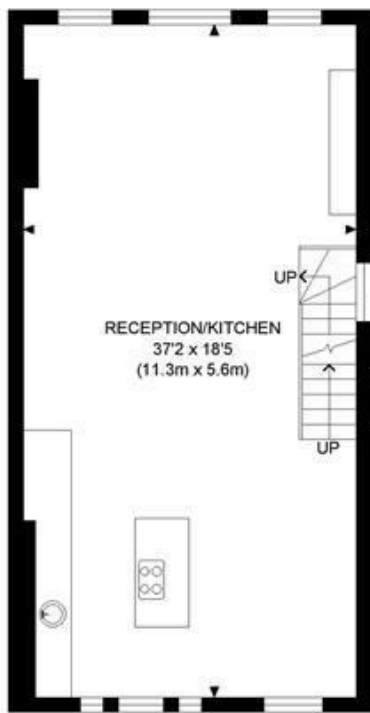


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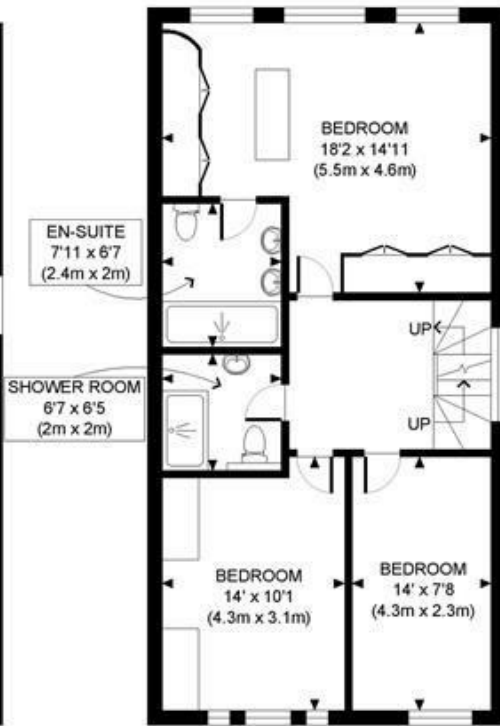


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

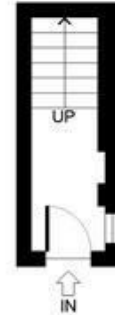
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp;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



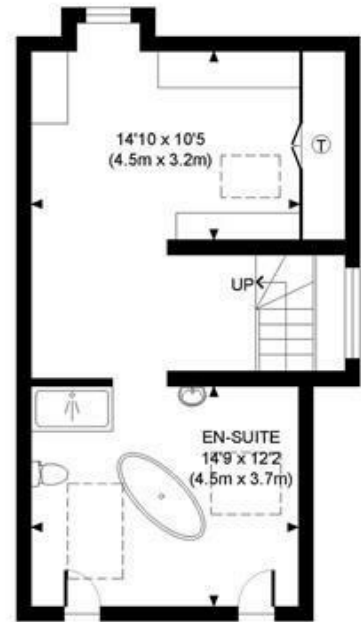
FIRST FLOOR



SECOND FLOOR



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 53 SQ FT



THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 2027 SQ FT/ 188 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) = 3.29' (feet)

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