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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



THE RED BRICK HOUSE,
RANDOLPH MEWS
LITTLE VENICE
LONDON, W9

FREEHOLD

ASKING PRICE £12,950,000
SUBJECT TO CONTRACT

JOINT SOLE AGENT

PROPERTY VIDEO AVAILABLE

'The Red Brick House' is an exceptional, discreet, low built freehold house built circa 1929 by the respected Scottish architect, Charles Stanley Peach. It is extremely rare to find a property of this size arranged over three floors (560 sq m/6,033 sq ft), set back from the road with two garages. The main house benefits from a grand drawing/dining room, study, kitchen/breakfast room, gymnasium with swimming pool and steam room, luxurious cinema/family room with bar area, principal bedroom with en-suite bathroom with his & hers dressing rooms and private terrace, three further bedrooms, two further bathrooms, staff bedroom with ensuite shower room, three guest cloakrooms, utility room/pantry and wine cellar.

Situated between Randolph Road and Randolph Avenue just moments from the amenities of Little Venice, including the shops and cafés of Clifton Road, the picturesque Regent's Canal and Warwick Avenue Underground Station (Bakerloo Line) whilst only moments from Paddington Recreation Ground and tennis courts.

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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom and Two Dressing Rooms
- Three Further Bedrooms
- Two Bathrooms (One En-Suite)
- Staff Bedroom with En-Suite Shower Room
- Reception Room with Dining Area/Large Kitchen/Breakfast Room
- Study
- Cinema/Family Room with Bar Area
- Leisure Complex incorporating a Gymnasium
- Swimming Pool with Wave Machine
- Steam Room and Shower Area
- Two Guest Cloakrooms
- Industrial Kitchen/Utility Room
- Wine Room

AMENITIES

- Rear Landscaped Garden
- Roof Terrace
- Off-Street
- Parking
- Residents Permit Parking
- Air Conditioning Throughout
- Underfloor Heating
- Complete Smart System Control Package incorporating Audio Visual Systems and Lighting Control with Integrated Wireless Networking and Security

COUNCIL TAX

Westminster (Band H)

EPC RATING:

C

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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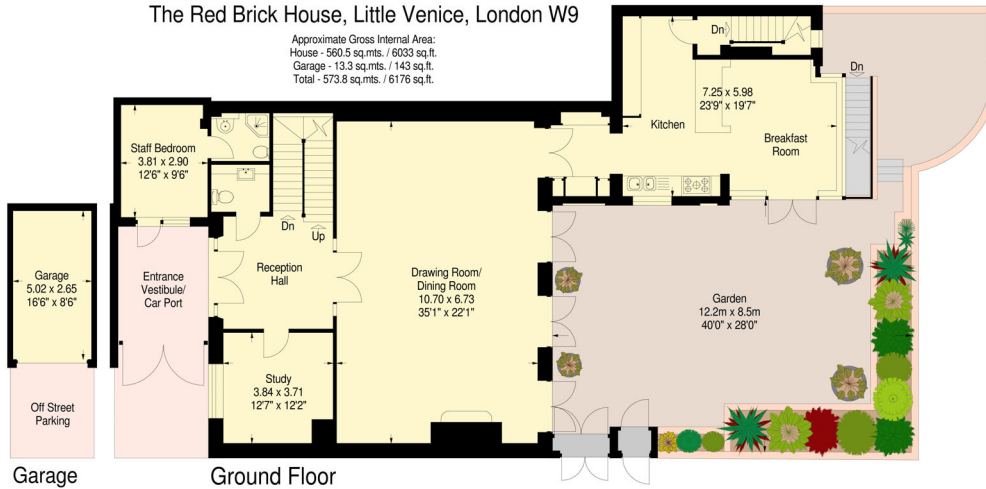
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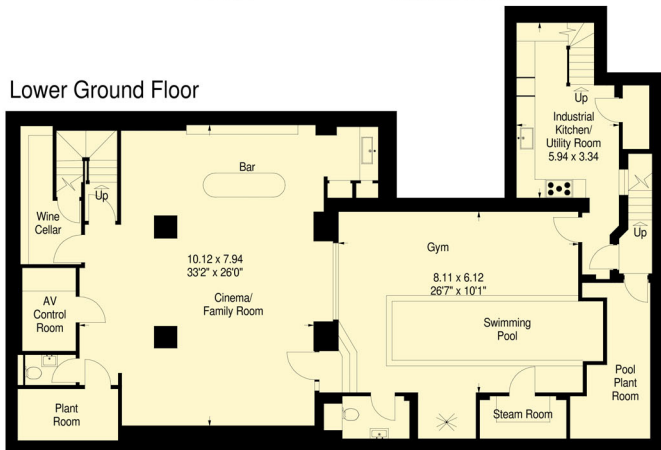


The Red Brick House, Little Venice, London W9

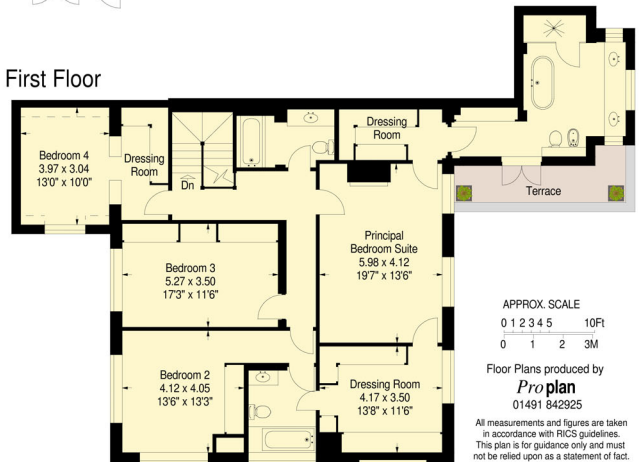
Approximate Gross Internal Area:
House - 560.5 sq.mts. / 6033 sq.ft.
Garage - 13.3 sq.mts. / 143 sq.ft.
Total - 573.8 sq.mts. / 6176 sq.ft.



Lower Ground Floor



First Floor



APPROX. SCALE
0 1 2 3 4 5 10Ft
0 1 2 3M

Floor Plans produced by
Pro plan
01491 842925

All measurements and figures are taken
in accordance with RICS guidelines.
This plan is for guidance only and must
not be relied upon as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

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