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

RANDOLPH AVENUE
LITTLE VENICE
LONDON, W9

SHARE OF FREEHOLD
ASKING PRICE £1,349,000
SUBJECT TO CONTRACT

SOLE AGENT

A well-presented three bedroom upper maisonette (108 m.sq/1,166 sq ft) situated on Randolph Avenue.

Accommodation consists of three double bedrooms, one bathroom, a shower room, accompanied by a generously sized open-plan kitchen and reception room.

Located in Maida Vale this apartment is situated directly opposite the Paddington Recreation Ground, which direct access metres from the front door. There are a selections of shops and Maida Vale station only a 3 minute walk away with links into Central London.

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ACCOMMODATION

- Three Double Bedrooms
- Open Plan Kitchen/Reception Room
- Bathroom

AMENITIES

- Entry Intercom
- Residence Parking

COUNCIL TAX	Westminster (Band G)
EPC RATING:	TBC

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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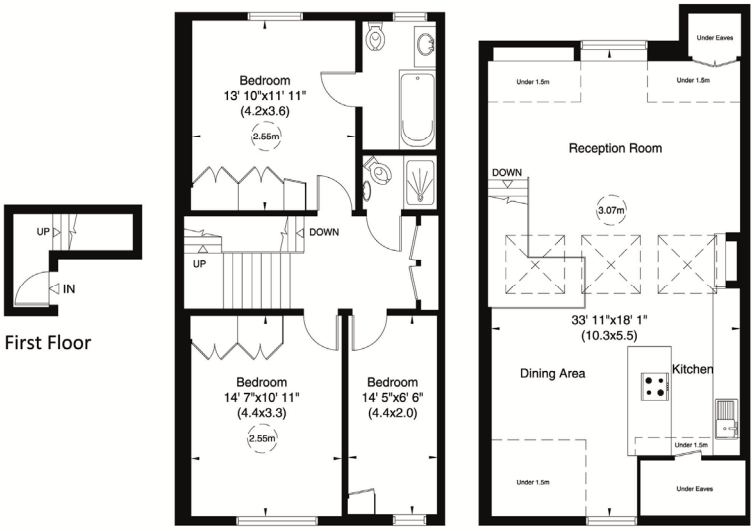
Randolph Avenue, W9

Gross internal area (approx.)
122 Sq m (1310 Sq ft) Including Under 1.5m and Under Eaves
108 Sq m (1166 Sq ft) Excluding Under 1.5m and Under Eaves
For identification only, Not to Scale

capital 020 8671 7722



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

The Property Ombudsman

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