



**Randolph Avenue  
Maida Vale, W9 1NR**

**Kitchen**

11'8 x 11'10

3.56m x 3.61m

**Bedroom 2**

18' x 7'9

5.49m x 2.36m

**Reception**

14'4 x 11'9

4.37m x 3.58m

**Bedroom 1**

13'1 x 12'8

3.99m x 3.86m

A well presented two double bedroom mansion flat (836 sq ft / 77 sq m) in the heart of Maida Vale with direct access to large communal gardens.

Comprising a spacious separate kitchen, reception, master bedroom leading to the immaculate communal gardens, second double bedroom, modern bathroom and WC.

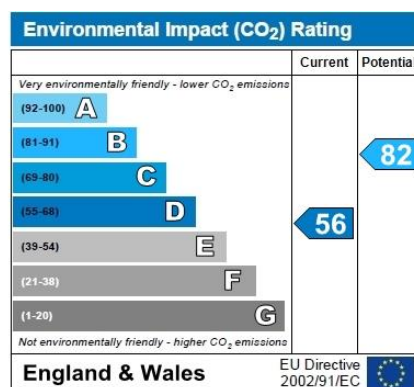
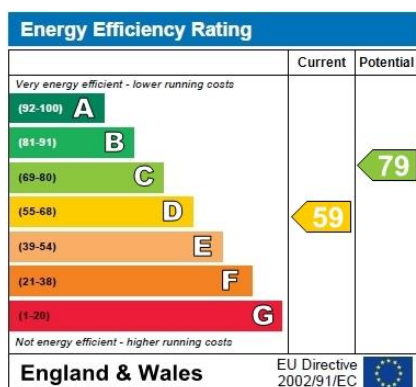
The property benefits from a storage unit and is a short walk from Maida Vale Bakerloo line station as well as several bus routes into central London. The property also backs onto Paddington Recreation Ground.

Share of Freehold.

**Asking Price £875,000**

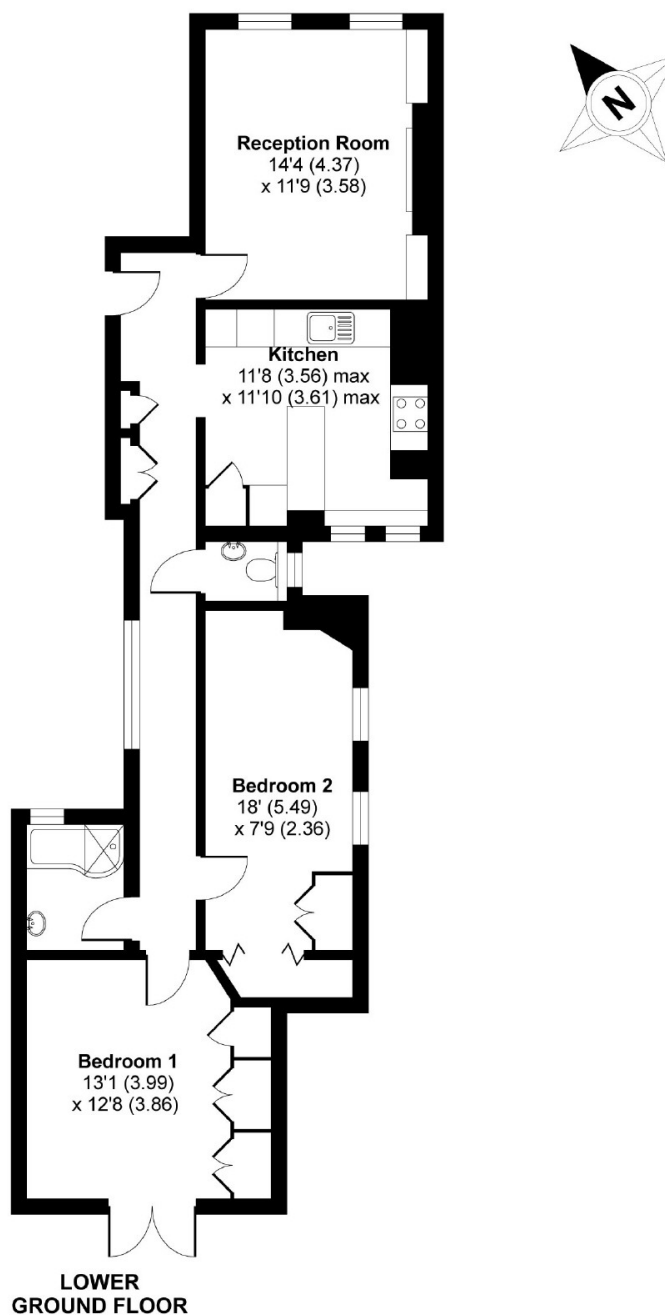






## Randolph Avenue, London, W9

APPROX. GROSS INTERNAL FLOOR AREA 836 SQ FT 77.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Dutch & Dutch REF : 245505