PERSONAL ESTATE AGENT

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Melbourne Court, Randolph Avenue, London, W9

2 2

£895,000

Enjoy the comfort and convenience of this stylish two-bedroom apartment in a portered building in the heart of Little Venice, W9. Located on the third floor with lift access, this 951 sq ft residence offers bright, contemporary living with wood flooring throughout and abundant natural light.

The apartment features an open-plan integrated kitchen and a spacious living area opening onto a private balcony. It includes two generously sized double bedrooms and two sleek, modern bathrooms, all designed with comfort and functionality in mind.

Ideally situated in a prime Little Venice location, the property is moments from the boutique shops and cafés of Clifton Road. This sought-after neighbourhood offers a peaceful, affluent setting with excellent access to Paddington Recreation Ground, Regent's Park, Hyde Park, and the picturesque Grand Union Canal.

Tenure
Leasehold
979 years remaining

Floor Area
951 sq. ft.

Service Charge
6513.52 per annum

Ground Rent
N/A

Local authority
Westminster

Council Tax Band
F

Chain
No

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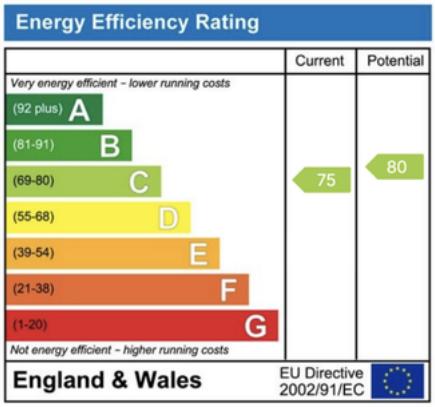
- An elegant two bedroom apartment
- Two double bedrooms and two bathrooms
- Private balcony
- Modern integrated kitchen with island
- Portered building and lift access
- 951 sq ft of accommodation
- Wooden flooring thoughout
- Inundated with natural light
- Excellent transport link



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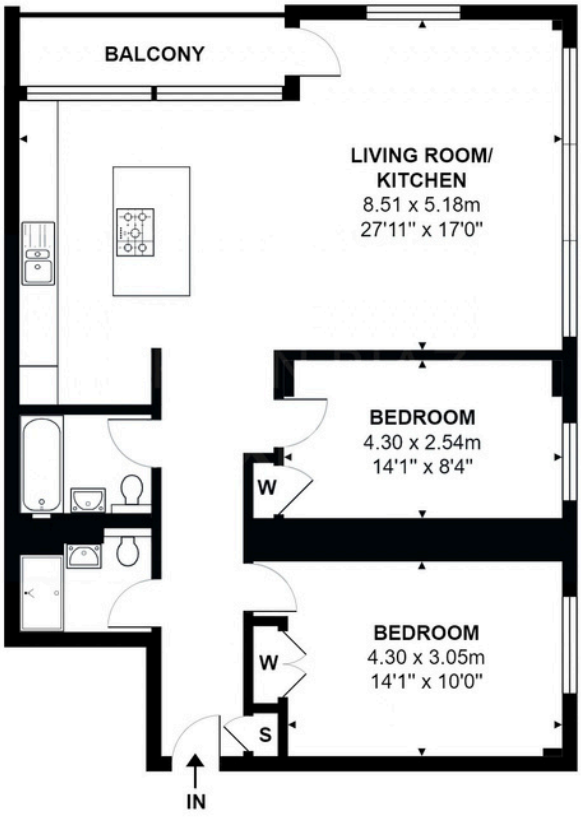
APPROX. GROSS INTERNAL AREA: 88.3 m² ... 951 ft² (excluding balcony)



THIRD FLOOR FLAT

All attempts have been made to ensure the accuracy of this floor plan.
All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale.
The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Disclaimer: These property details are a general guide only and do not form part of any offer or contract. While we believe they are accurate, buyers should not rely on them as official statements of fact. You must verify all information through your own inspection or legal advisor.

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