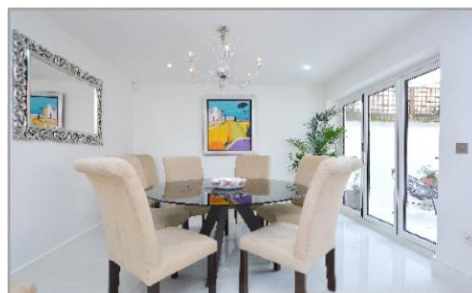


**RANDOLPH MEWS  
LITTLE VENICE W9**



A rare opportunity to acquire a charming interior designed low built house, situated in the heart of Little Venice and measuring (1502 sq.ft/139.5 sq.m). Located within a short walking distance to the Regent Canal and a variety of local independent shops, boutiques and Restaurants, this is a highly desirable property.

Having recently been the subject of a major refurbishment programme, this delightful home has been finished to a very high standard.

Providing lateral, bright and airy accommodation arranged mainly over two floors, this house also benefits from a small patio area and a separate garage. Fox Gregory strongly recommend viewing this property as soon as possible.

**ACCOMMODATION** MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATHROOM, CONVERTED LOFT/LARGE UTILITY ROOM, THROUGH LOUNGE/DINING ROOM, FULLY FITTED KITCHEN, GUEST W.C

**AMENITIES** PATIO GARDEN, SEPARATE GARAGE.

**TERMS** FREEHOLD

**ASKING PRICE** £2,100,000 subject to contract.

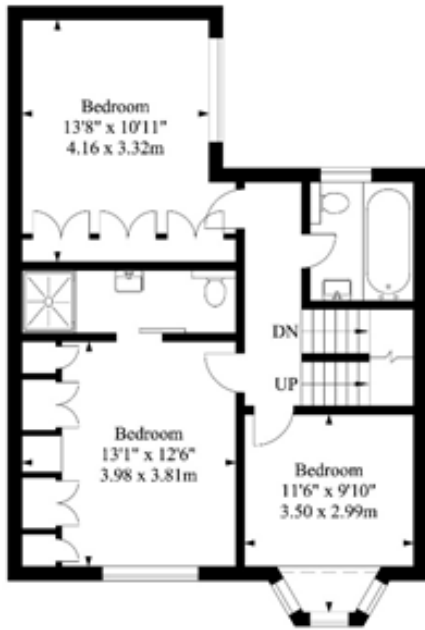
102 Allitsen Road, London NW8 7AY  
020 7586 1500  
foxgregory.co.uk

Directors: Grant Fox David Gregory  
Fox Gregory Ltd company no. 2685554 registered in England & Wales at Northside House, Mount Pleasant, Barnet EN4 9EE.

**Randolph Mews**  
**Approx. Gross Internal Area**  
**1502.00 Ft<sup>2</sup> - 139.54 M<sup>2</sup>**

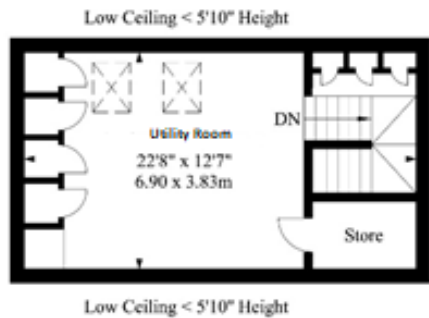


**Ground Floor**



**First Floor**

----- Restricted Head Height



**Second Floor**

**Illustration For Identification Purposes Only. Not To Scale**



020 7586 1500  
 foxgregory.co.uk

Directors: Grant Fox David Gregory  
 Fox Gregory Ltd company no. 2685554 registered in England & Wales at Northside House, Mount Pleasant, Barnet EN4 9EE.

| Very energy efficient - lower running costs |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         | 86        |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 60      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |