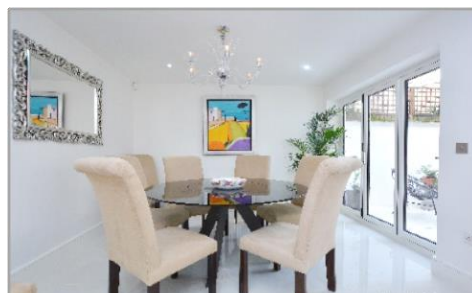


RANDOLPH MEWS LITTLE VENICE W9



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.

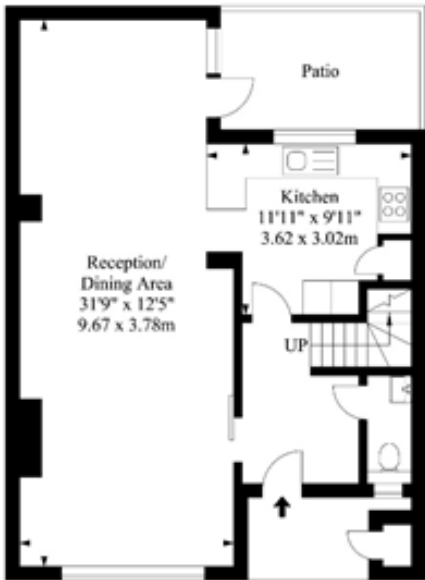
TERMS FREEHOLD

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

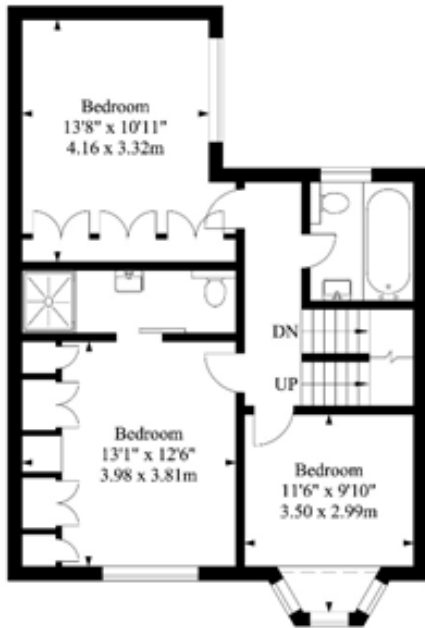
102 Allitsen Road, London NW8 7AY
020 7586 1500
foxgregory.co.uk

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 Ft² - 139.54 M²

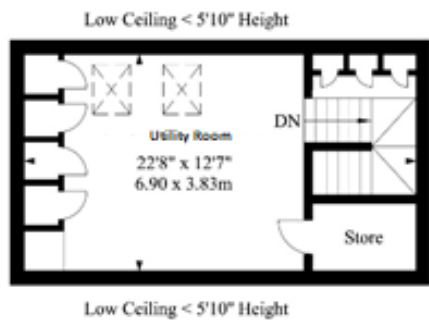


Ground Floor



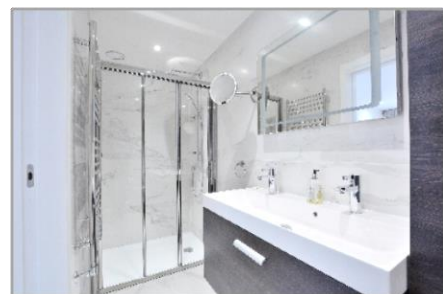
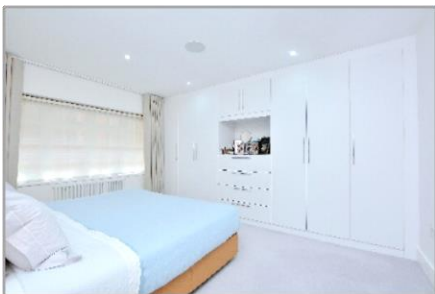
First Floor

----- Restricted Head Height



Second Floor

Illustration For Identification Purposes Only. Not To Scale



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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			