

# DOMUS NOVA



Randolph Avenue W9  
£950,000



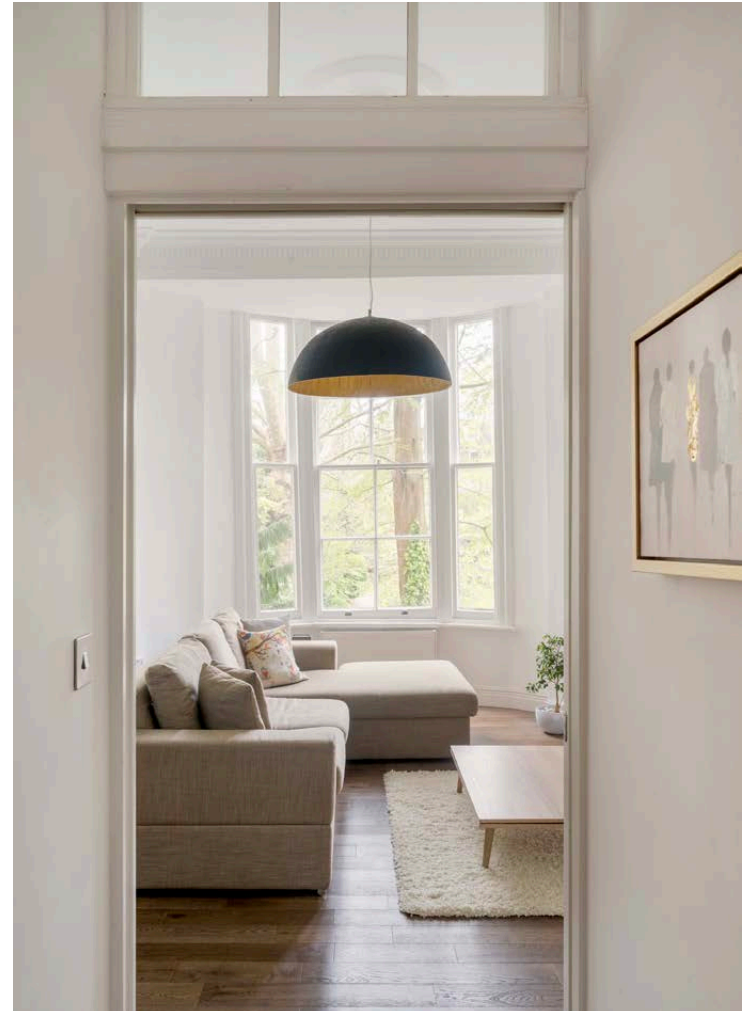
An immaculate heritage framework meets minimalist design and a pristine setting at this two-bedroom apartment for sale in Little Venice.

Renowned for its pristine façades and leafy walkways, this tranquil pocket of Little Venice is one of the capital's most peaceful locales. Set on a street occupied by Regency-style stucco homes, an end-of-terrace townhouse plays host to a two-bedroom apartment redrawn with minimalist design.

Arranged across the raised ground floor, a refined private entrance gives way to impressive heritage proportions. Immaculate wooden floors steer past the sleeping quarters, guiding to a light-flooded social setting. A refined kitchen lines the left wall, artfully arranged to allow space for dining and lounging. Two towering windows stretch up a striking ceiling height of over 3 metres, affording an uplifting ambiance and leafy views across the communal gardens.

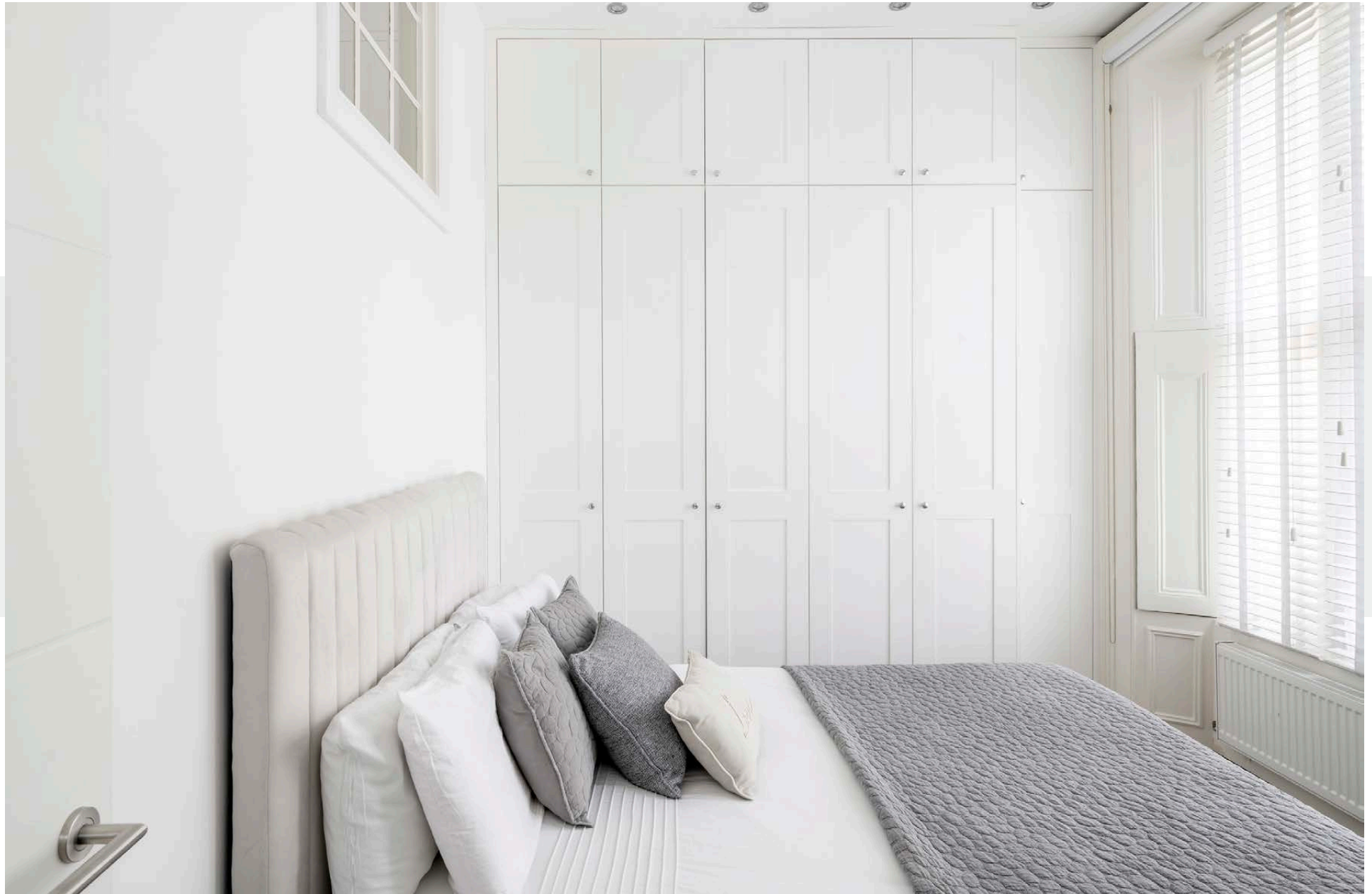






A soothing air adorns the principal bedroom, complete with sophisticated floor-to-ceiling storage. Pared-back design is enlivened with natural light from a large sash window, fitted with original operable shutters. Similarly serene, the guest bedroom offers versatility as a bedroom or bright study space. An immaculate shower room serves both bedrooms, complete with a beige-tiled rainfall shower. Accessed from the hallway, the home further benefits from additional loft storage space.

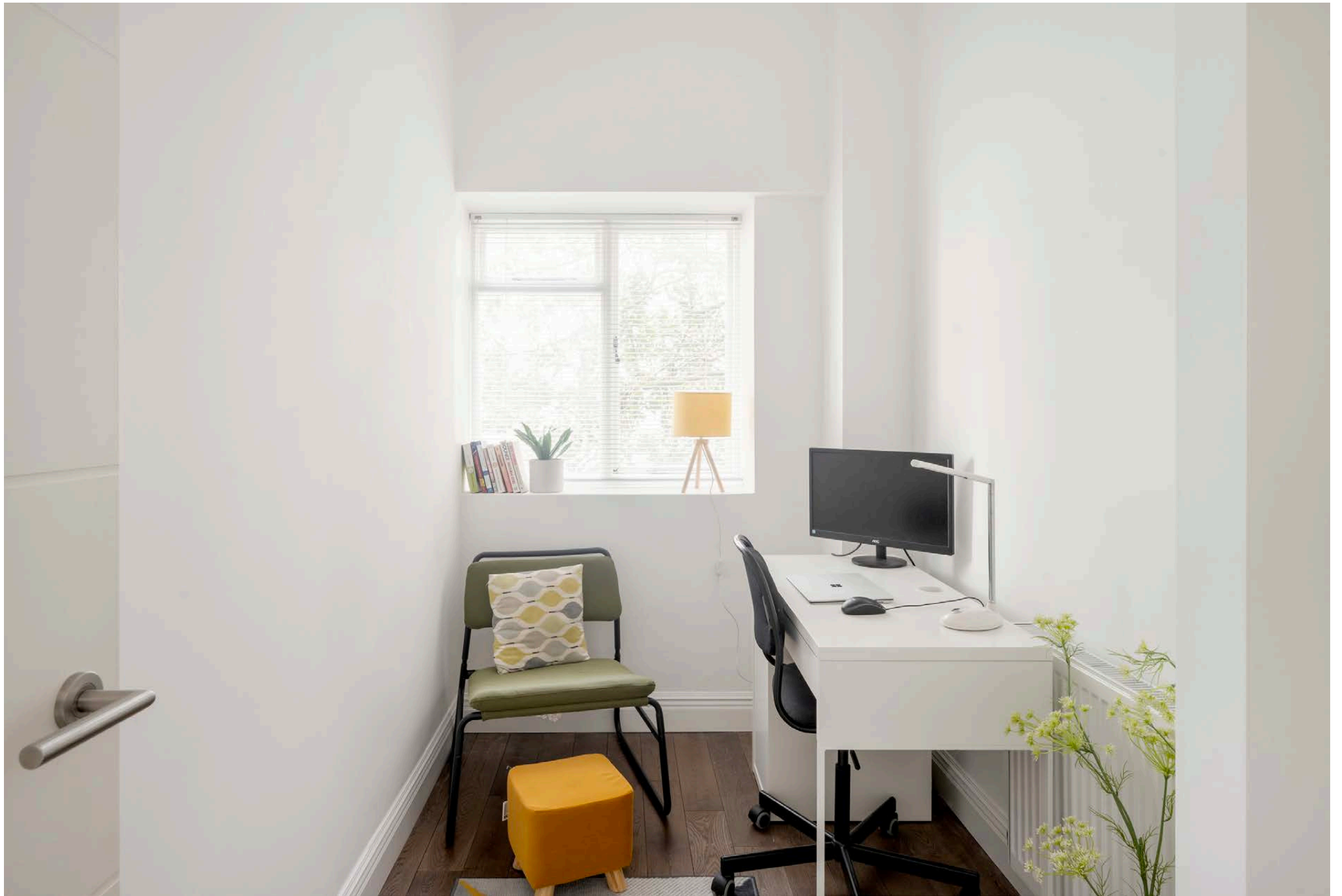






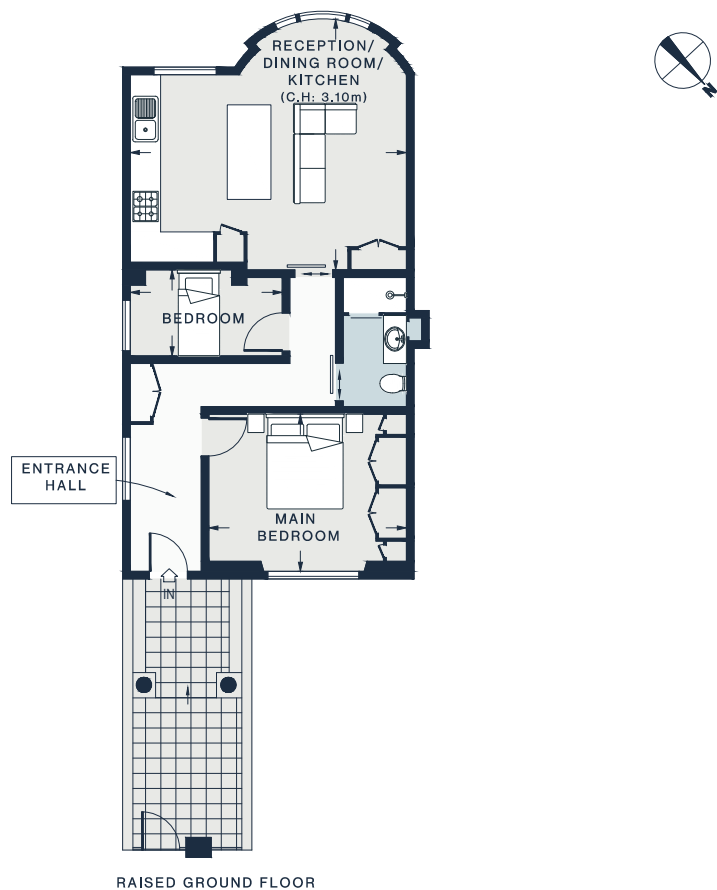












RAISED GROUND FLOOR

RECEPTION / DINING ROOM / KITCHEN 17'10 x 16'3 (5.4m x 4.9m)	MAIN BEDROOM 12'10 x 10'3 (3.9m x 3.1m)	BEDROOM 9'10 x 5'6 (3.0m x 1.6m)
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Approx. Gross Internal Area = 594 sq ft / 55.2 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

Open-plan kitchen, dining and reception room  
Principal bedroom with fitted storage  
Guest bedroom  
Shower room  
Communal garden access

Approx. 594 sq ft / 55.2 sq m

EPC - C

Tenure: Leasehold

Lease Length: Circa 900 years

Council Tax Band: E

Service charge: Approx. £2,100 pa



## Location

Positioned in the heart of Little Venice, Randolph Avenue enjoys some of the capital's most scenic surroundings. Just a short walk away, Clifton Road is lined with independent cafes, grocers and boutiques. Grab breakfast from Gail's, then head south for scenic walks past colourful barges and stucco-fronted townhouses, soaking in the scents of flowers in bloom at Rembrandt Gardens. Stop for seafood delicacies at The Summerhouse's terrace overlooking the canal. Local favourite The Prince Alfred is the perfect pit stop for a nightcap on the way home.

Maida Vale - 3 Mins (Bakerloo Line)  
Paddington - 27 mins

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