



OXFORD GARDENS, W10
£550,000 LEASEHOLD

STYLISH DUPLEX LIVING WITH SWEEPING VIEWS IN THE HEART OF NOTTING HILL

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DESCRIPTION:

An impressive and spacious two-bedroom duplex apartment, filled with natural light. Accessed via the third floor, the property features a generous principal bedroom, a stylish family bathroom, and a private balcony. Upstairs, a bright and expansive open-plan kitchen and living area offers far-reaching views, alongside a second double bedroom. The apartment also benefits from ample storage and beautifully presented interiors throughout.

Situated on Oxford Gardens, a charming tree-lined residential street, the property is ideally located near the vibrant amenities of Portobello Road, Golborne Road, and Ladbroke Grove.

Ladbroke Grove Underground Station (Circle and Hammersmith & City lines) is within easy walking distance.

AT A GLANCE

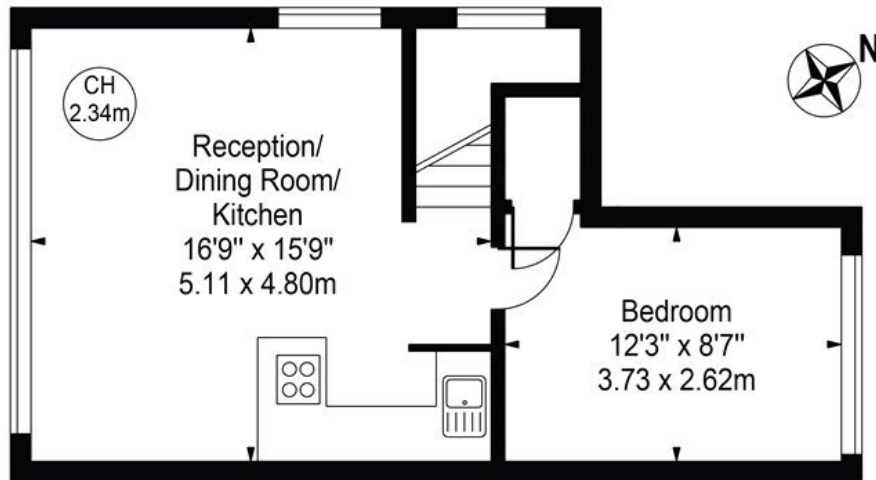
- Bright two-bedroom duplex flat
- Sleek bathroom
- Private balcony with open views
- Spacious open-plan kitchen/living room
- Ample storage, modern interiors
- Close to Portobello Rd & Ladbroke Grove station
- EPC Rating C





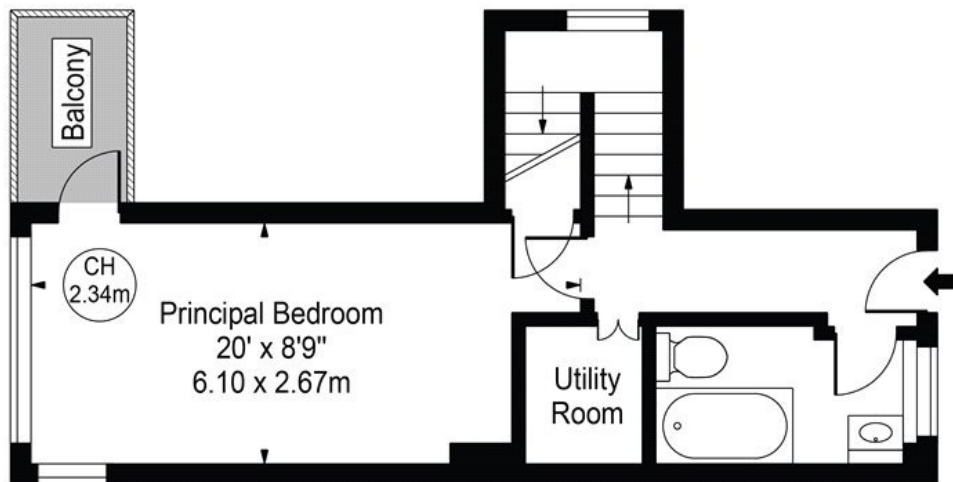
Oxford Gardens

Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M



Fourth Floor

(396 Sq Ft - 36.79 Sq M)



Third Floor

(320 Sq Ft - 29.73 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 89 year and 0 months

Service Charge: £3900 per annum

Ground Rent: £ 10 Annually

Council Tax Band: RBKC Band C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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