



OXFORD GARDENS, W10
£525,000 SHARE OF FREEHOLD

**BRIGHT, SOUTH-FACING STUDIO WITH HIGH
 CEILINGS WITH A UNIQUE MEZZANINE IN
 NORTH KENSINGTON.**

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DESCRIPTION:

This beautifully designed studio apartment sets a new standard for conversion living. Finished to a high specification throughout, it combines style with intelligent use of space. The south-facing living room is the focal point — a bright and inviting space with high ceilings and solid wooden floorboards. A quirky, custom-made ladder leads to a cleverly designed mezzanine level, providing a cosy sleeping area or flexible workspace that makes the most of the height and volume of the room.

The apartment also features a separate, fully fitted kitchen with a sleek modern finish, and a fully fitted bathroom complete with new designer bathware and a beautiful linen shower curtain.

Oxford Gardens is a picturesque, tree-lined street in North Kensington. Just a short walk from Ladbroke Grove station (Hammersmith & City Line) and the vibrant Portobello Road, home to an eclectic mix of cafés, shops, and restaurants.

AT A GLANCE

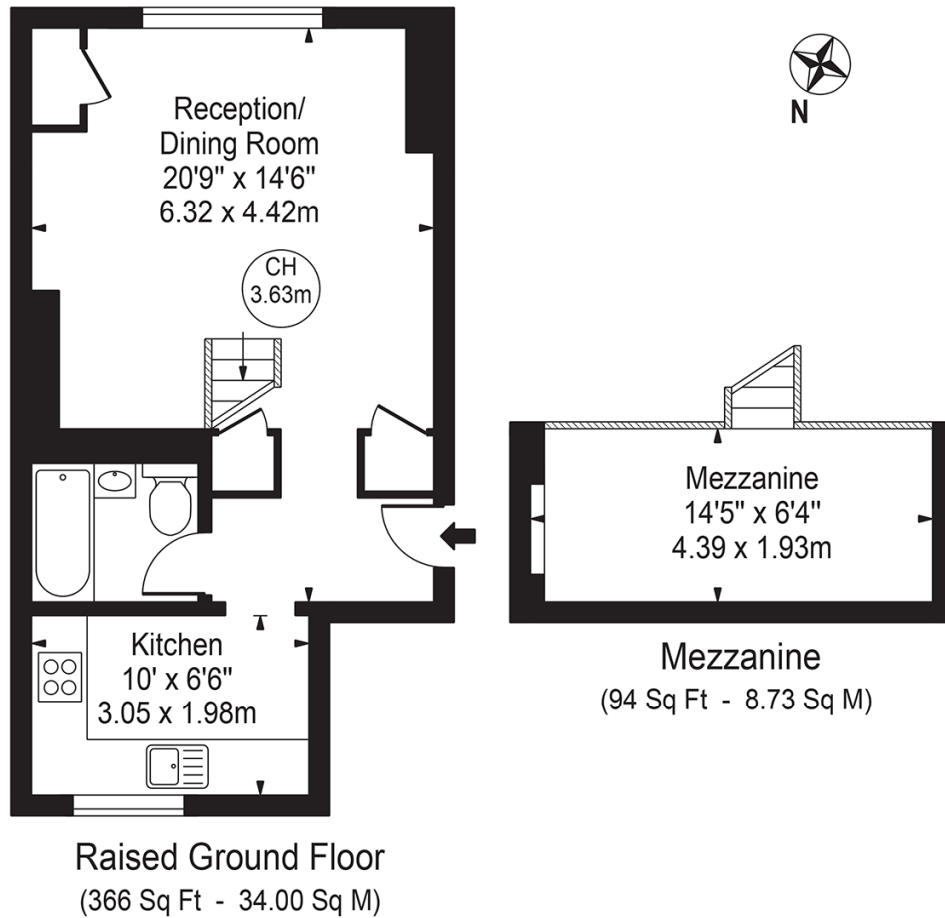
- Bright south-facing studio
- High ceilings throughout
- Unique mezzanine level
- Quirky custom ladder
- Separate fitted kitchen
- Designer-finished bathroom
- Prime North Kensington
- EPC Rating D





Oxford Gardens

Approx. Gross Internal Area 460 Sq Ft - 42.74 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.

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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		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Service Charge: £1200 per annum

Ground Rent: Peppercorn

Council Tax 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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