



OXFORD GARDENS, W10  
£1,300,000 LEASEHOLD

Winkworth



## OXFORD GARDENS, W10

A spacious three-bedroom apartment set within this gorgeous double fronted period building, ideally located on one of the most sought after residential roads in Ladbroke Grove, W10.

Entering on the first floor, the property comprises of a large kitchen, warm inviting reception room, large master bedroom, two further bedrooms and a good-sized family bathroom. All in all, a wonderful home.

Oxford Gardens is a beautiful tree lined street situated in North Kensington. It is a short walk to Ladbroke Grove station (Hammersmith & City Line) and Portobello Road which offers a wide selection of cafes, shops and restaurants.

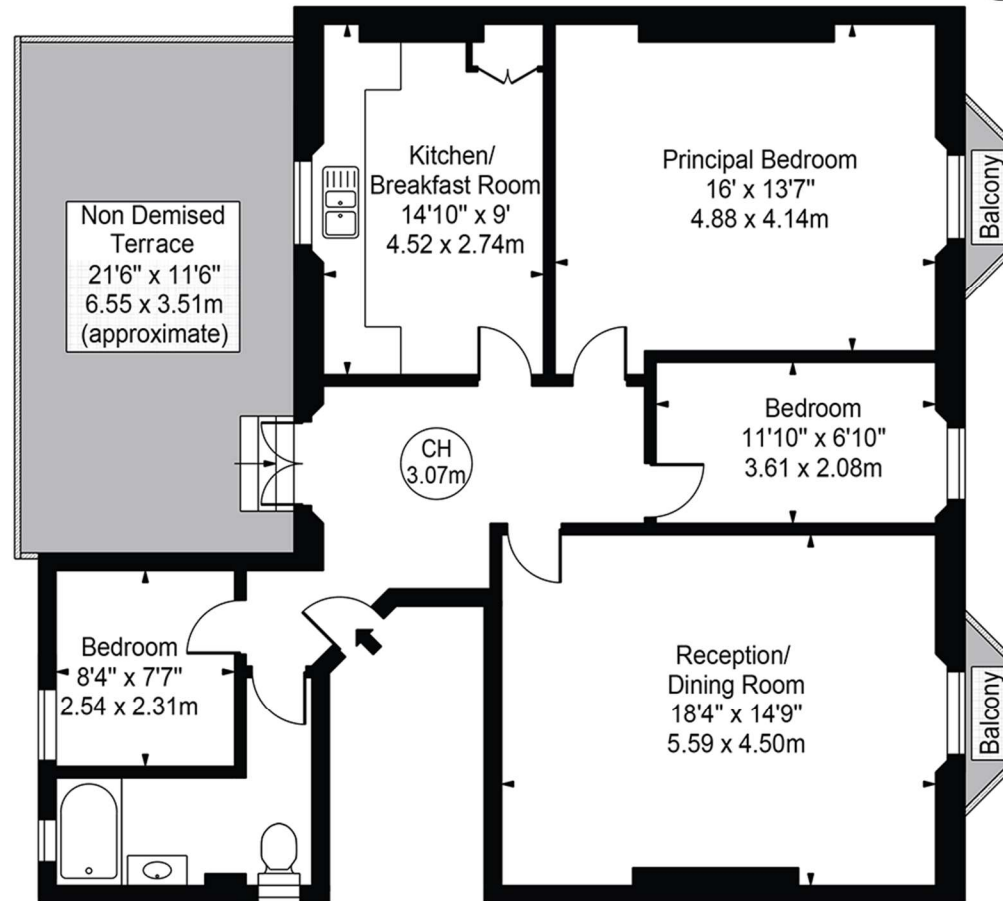


Leasehold 997 Years and 8 Months Remaining  
Service Charges C. £1122 pa  
Ground Rent: Peppercorn  
EPC Rating C



# Oxford Gardens

Approx. Gross Internal Area 1010 Sq Ft - 93.83 Sq M



## First Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	82
EU Directive 2002/91/EC			

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