



OXFORD GARDENS, W10  
£300,000 LEASEHOLD

**A SPACIOUS STUDIO WITH BALCONY ON THE FIFTH FLOOR BENEFITTING FROM A LIFT WITHIN MINUTES OF PORTOBELLO MARKET**

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## DESCRIPTION:

A fantastic, bright, large and fully equipped studio apartment situated on the fifth floor. The property comprises of a large studio room with balcony benefitting from far-reaching views, a separate modern kitchen with fully integrated appliances and a great sized bathroom. The property benefits further from plenty of storage and beautiful decor.

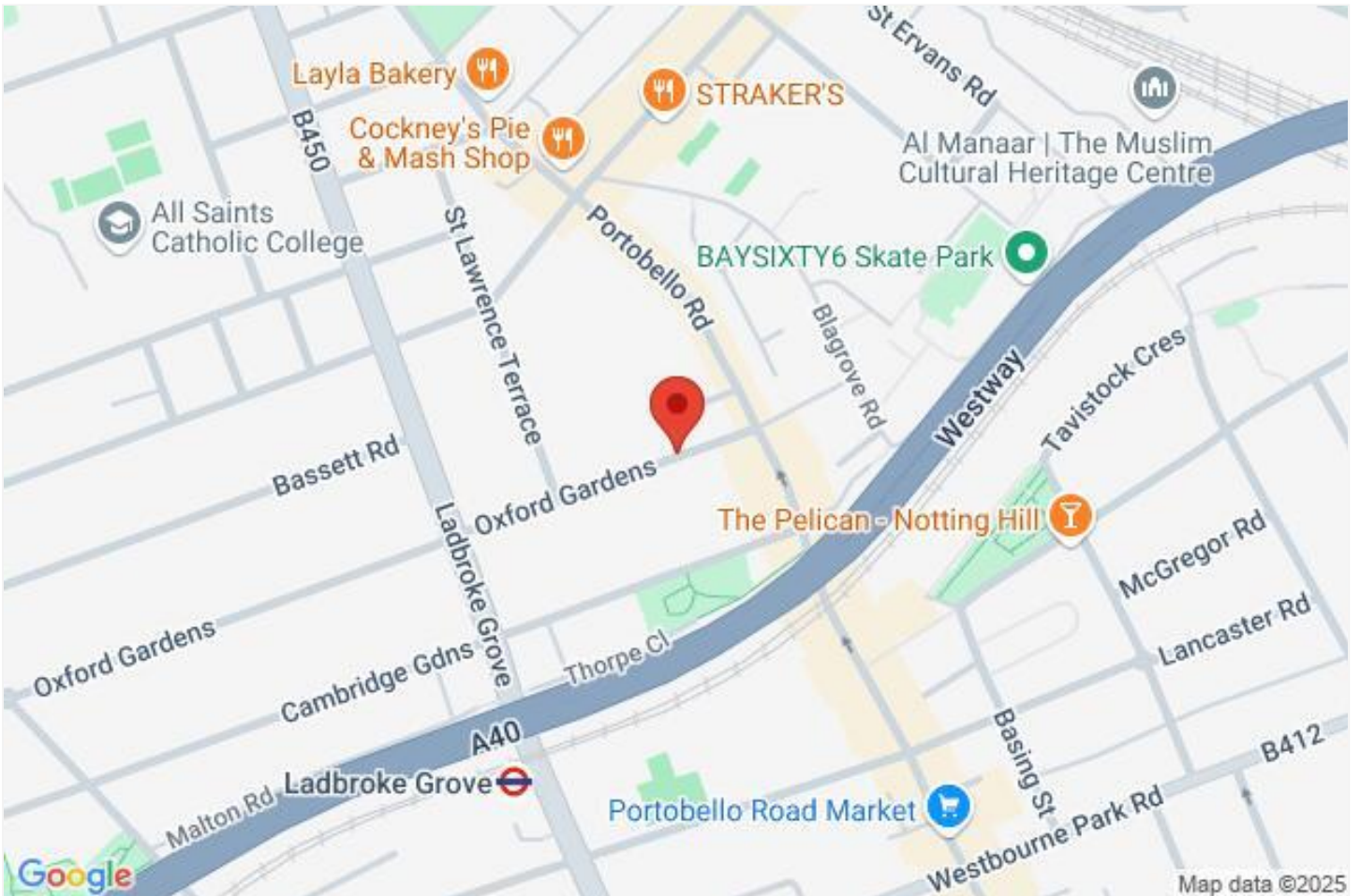
Oxford Gardens is located just off Ladbroke Grove. Offering fantastic transport links into the city, plus the benefits of Portobello road, Westbourne Grove and Notting Hill Gate right on the doorstep.

## AT A GLANCE

- Studio Flat
- Secure building
- Lift
- Separate Fully Fitted Kitchen
- Far-Reaching Views
- Beautiful Décor
- Balcony
- Fifth Floor
- EPC Rating C

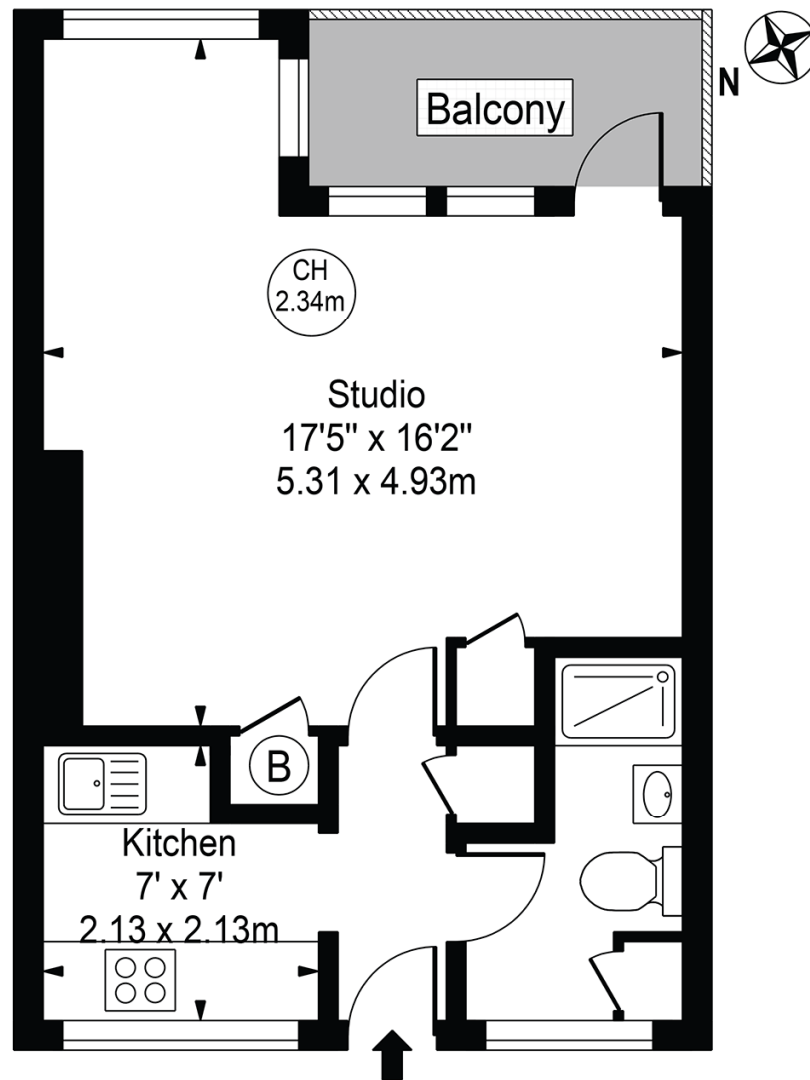






# Oxford Gardens

Approx. Gross Internal Area 360 Sq Ft - 33.45 Sq M



## Fifth 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 89 year and 3 months

**Service Charge:** £3,592 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** RBKC Band A

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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