



Oxford Gardens, North Kensington, W10

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## Oxford Gardens, North Kensington, W10

A charming first floor flat in a handsome period building.

This bright and well-proportioned one-bedroom flat is situated in an end of terrace, corner building and therefore has wonderful 3m high ceilings and an abundance of natural light.

Oxford Gardens is located close to Portobello Road, Ladbroke Grove and all the other fabulous amenities of Notting Hill. Ladbroke Grove underground station (Circle and Hammersmith & City lines) are situated nearby.

Entrance hall | Kitchen/reception room  
Bedroom | Bathroom | EPC rating E

### Terms

**Tenure:** Leasehold, approximately 115 years remaining

**Service Charge:** Approximately £1,000 pa

**Ground Rent:** Peppercorn

**Council Tax:** Band D

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Asking Price:** £565,000



Gross Internal Area 458 sq ft (43 sq m)  
For identification purposes only.



## Notting Hill

303 Westbourne Grove, London, W11 2QA

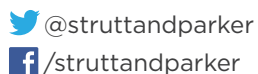
**020 7221 1111**

nottinghill@struttandparker.com

struttandparker.com

### IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2024. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Over 45 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP