



RUSSELL SIMPSON

Sophisticated two-bedroom
flat with generous south-
facing terrace near
Ladbroke Grove station

OXFORD GARDENS
NORTH KENSINGTON W10

Oxford Gardens

North Kensington W10

£1,995,000

BEDROOMS 2	INTERNAL 1,398 SQ FT	OUTDOOR 181 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 2	130 SQ M	EPC C	COUNCIL TAX Band F
BATHROOMS 2	TENURE Share of Freehold	LENGTH OF LEASE 82 years	





The Property



Stylish property with bright, contemporary interiors on a quiet road of detached Victorian houses.

The flat centres on a generous reception room on the second floor. Double-height ceilings and south-facing windows flood this space with light, while a bespoke staircase against one wall forms a dramatic feature.

This floor also includes a well-proportioned kitchen with modern units and space for a dining table. Next door is a bedroom with inbuilt wardrobe space, while a bathroom with attractive green tiling can be found on the half-landing. In the central hallway, double doors lead out onto the roof terrace.





Indoor Spaces

The third floor is entirely occupied by the principal bedroom suite, consisting of a bedroom with inbuilt wardrobe space, a bathroom with a bath and a study with an internal balcony overlooking the reception room. A second staircase gives access to the lower bathroom.

The property has been thoughtfully designed to maximise the sense of light. It is decorated in a contemporary style with dark wooden flooring that adds that emphasises the modern elegance. It is accessed via a door on the first floor.







Outdoor Spaces & The Neighbourhood

The property includes a south-facing rear terrace with attractive rooftop views. A large area with wooden decking, this provides the perfect space for outdoor entertaining.

The flat forms part of a detached, double fronted villa with a white stucco base. Set back from the street, it has a paved front garden giving added privacy.

Oxford Gardens is a quiet residential road, lined with trees and Victorian houses. From here, Ladbroke Grove station is close, while Latimer Road is also nearby. In addition, the green spaces of Kensington Memorial Park are within easy reach.

APPROXIMATE INTERNAL AREA

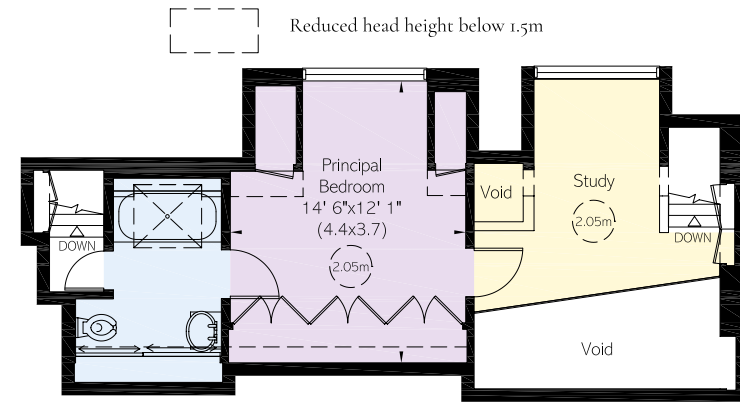
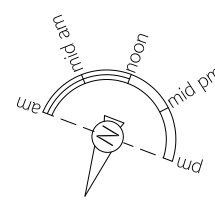
1,398 SQ FT / 130 SQ M

INCLUDING LIMITED USE AREA

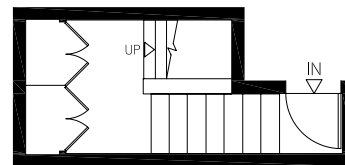
58 SQ FT / 5 SQ M

OUTSIDE AREA

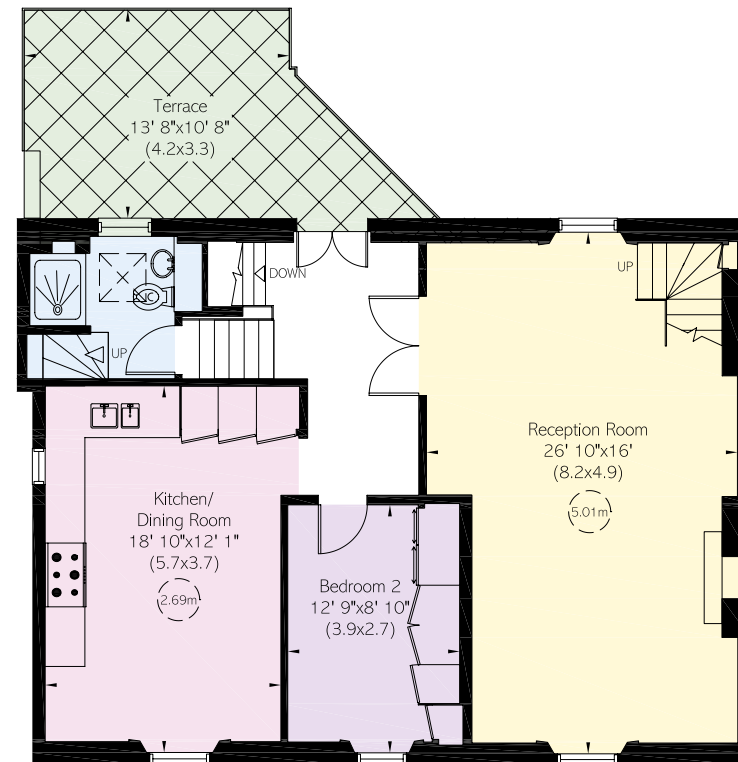
181 SQ FT / 17 SQ M



Third Floor



First Floor



Second Floor

**RUSSELL
SIMPSON**

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Any measurements of distances referred to herein are approximate only. October 2021