



# OXFORD GARDENS

NORTH KENSINGTON W10









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A magnificent 8 bedroom detached double fronted period house with off street parking for sale close to all the varied amenities of Notting Hill W11.

This imposing house was built in approximately 1867 in what is now the Oxford Gardens Conservation Area (but not listed). Many of the original period details have been preserved as written up in The Survey of London and featured in Marcus Binney's "In Search of the Perfect House".

The property is beautifully presented and well laid out with grand well-proportioned reception rooms flooded with natural light, ideal for entertaining. It has extensive, flexible family accommodation and storage and provides further scope for extension (subject to the necessary planning consents). The lower ground floor has been set up to be used as a separate self-contained flat if required.

There is a beautiful sunny garden originally laid out by Arabella Lennox-Boyd and a first floor terrace.

The superb transport links of Ladbroke Grove and Notting Hill are nearby (from 2018 Crossrail Paddington to City 10 minutes/Canary Wharf 17 minutes). Oxford Gardens is in walking distance to many of London's best schools including The Acorn, Notting Hill Prep, Chepstow House, Wetherby, Pembrooke Hall, Southbank International and many others.

The house also benefits from the proximity to the cafes, boutiques and restaurants of Portobello and Westbourne Grove and the open spaces of Kensington Gardens and Holland Park.













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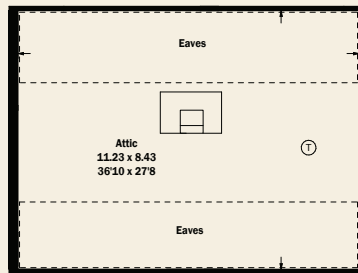
NORTH KENSINGTON W10

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.

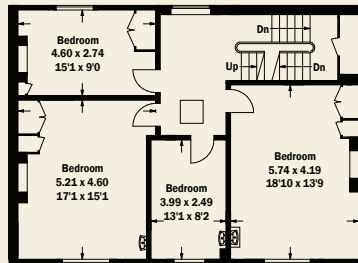
**TENURE:** FREEHOLD  
**GROSS INTERNAL AREA:** 528 SQ M / 5,683 SQ FT APPROX (INCLUDING EAVES)  
**LOCAL AUTHORITY:** ROYAL BOROUGH OF KENSINGTON & CHELSEA  
**ENERGY RATING:** E

DETACHED VICTORIAN VILLA, OFF STREET PARKING, 5,683 SQ FT APPROX, 8 BEDROOMS, BEAUTIFUL SUNNY GARDEN, EXCELLENT SCHOOLS AND TRANSPORT, FINE ASPECT & NATURAL LIGHT SCOPE FOR FURTHER EXTENSIONS.

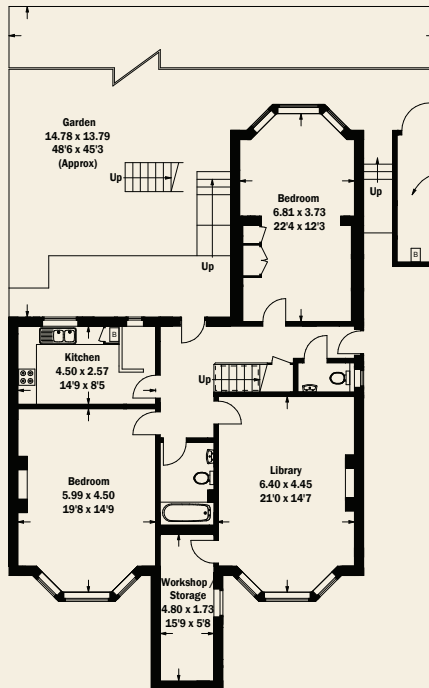
- 8 BEDROOMS
- 3 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- SECOND KITCHEN/UTILITY ROOM
- 4 BATHROOMS
- 2 GUEST CLOAKROOMS
- ATTIC/GAMES ROOM
- WORKSHOP/CELLAR
- BOILER ROOM/GARDEN STORE
- ROOF TERRACE
- OFF STREET PARKING
- KENSINGTON & CHELSEA RESIDENTS PARKING
- PROVIDES FURTHER SCOPE FOR EXTENSION



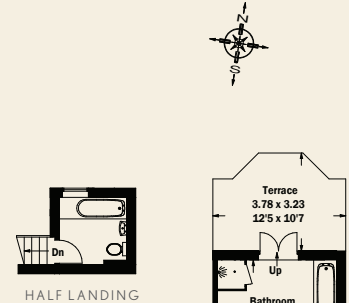
THIRD FLOOR



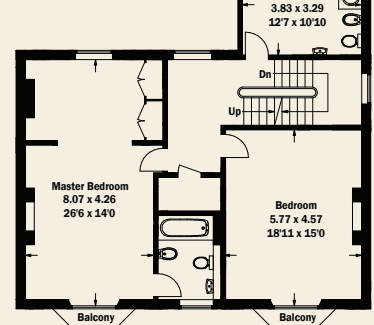
SECOND FLOOR



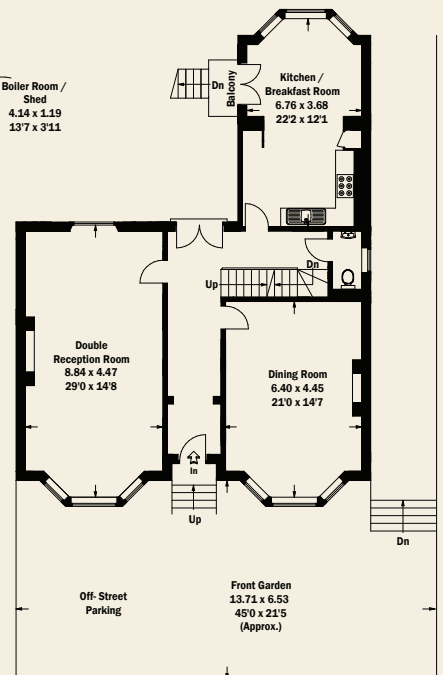
LOWER GROUND FLOOR



HALF LANDING



FIRST FLOOR



RAISED GROUND FLOOR

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 - LESLIE MARSH -