



THOMAS
MERRIFIELD
SALES LETTINGS

50c Argyle Street
Oxford, OX4 1SS

50c Argyle Street Oxford, OX4 1SS

A beautifully presented share of freehold duplex apartment, situated on the first and top floors of this converted Victorian building with landscape views.

- Living room with feature fireplace & bay window
- Fitted kitchen with natural light and stunning views
- Bathroom
- Two double bedrooms
- Leasehold 999 years from 1989
- Management Charge £300 pa
- Residents permit parking
- Well located for travel into both Oxford and London
- Council Tax Band: C
- EPC Rating: E

Nestled in the tranquil and picturesque Iffley Fields, this charming and beautifully presented two-bedroom apartment offers a unique blend of modern living and character. Upon entering you are immediately welcomed by the stunning views looking towards Wytham Woods, before moving to the light and airy living room/dining room, with a feature fireplace and reading corner. The kitchen benefits from the same bright views from two windows, and the bathroom features a recently-installed monsoon shower. Both bedrooms are large and balance the charming angles of the eaves with ample space for free standing storage.

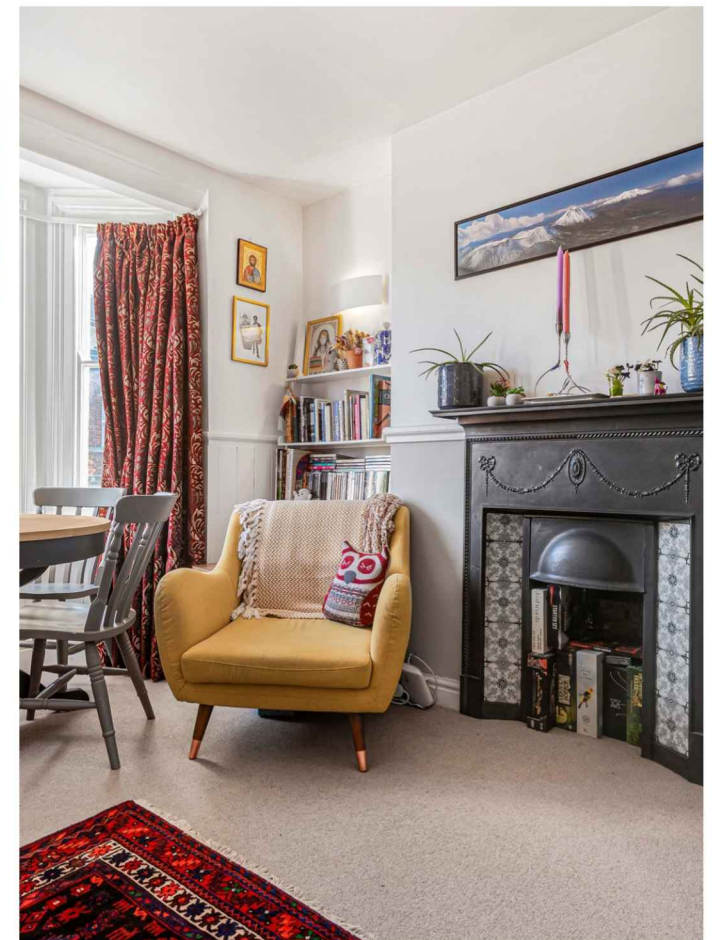
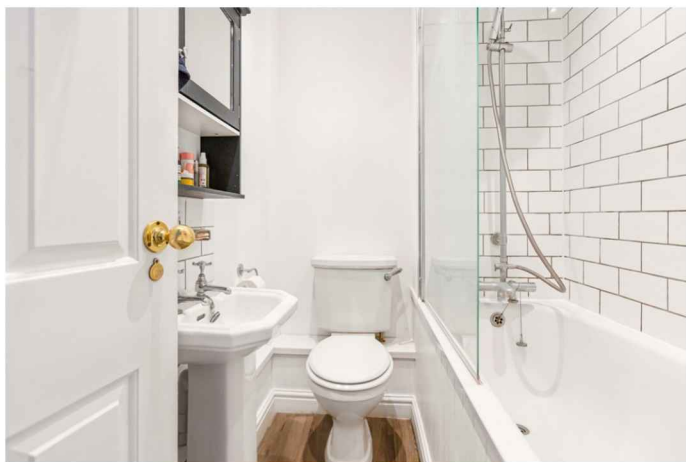
According to Ofcom, Standard & Ultrafast broadband is available and mobile voice and data is limited indoors and likely outdoors with certain providers.

Guide Price £500,000





Argyle Street is a quiet street with a strong community, and benefits from the nearby Aston's Eyot nature reserve and Meadow Lane recreation ground, both of which are beautifully maintained green spaces. The flat is circa 1 mile from Magdalen Bridge, close to vibrant independent shops and cafes in nearby Magdalen Road and a wide range of restaurants, cafes, bars and shops on Cowley Road. The award winning Chester Arms and Magdalen Arms gastro-pubs are within a few minutes walk. Oxford City is a 5min bus ride, 10min cycle, or 20min walk away Numerous buses serve Oxford and Headington and the ring road connects to the A34 at Hinksey Hill and A40/M40 at Headington, Oxford Railway Station provides a fast 50 minute service to London Paddington.



Approximate Gross Internal Area 796 sq ft - 74 sq m

Ground Floor Area 65 sq ft – 6 sq m

First Floor Area 374 sq ft – 35 sq m

Second Floor Area 357 sq ft – 33 sq m

