

**Lot 5**

**Flat C, 13 Oxford Gardens, Ladbroke Grove,  
London, W10 5UE**

**By order of a major  
housing association**



All enquiries Ref: Brian Grante



- Long leasehold second floor flat requiring updating
- Full vacant possession

**Location:**

The property is situated on Oxford Gardens, well positioned for the amenities of Ladbroke Grove, Portobello Road, North Kensington, Notting Hill and Westfields Shepherds Bush. Transport options include local bus routes, road links via the A40/M40, A404 and rail connections via Ladbroke Grove London Underground station (Circle or Hammersmith & City Lines).

**Accommodation (Approx. 47m<sup>2</sup> / 506 sqft):**

One bedroom, reception room, kitchen, bathroom/WC



**EPC rating:** C

**Council Tax Band:** D

**Lease:**

To be sold on a new lease for a term of 125 years at a peppercorn ground rent

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

