



THOMAS
MERRIFIELD
SALES LETTINGS

Flat D and E, The Lion Brewery,
St Thomas Street, Oxford, OX1 1JG

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A distinctive ground floor one-bedroom flat in the popular Lion Brewery development in a very central position close to Oxford City Centre and Oxford Railway Station.

- Distinctive one bedroom flat conversion
- Living room with open plan kitchen
- Bedroom with en-suite and walk-in wardrobe
- Fitted kitchen with integrated appliances
- En-suite with over-sized shower
- Underfloor heating and double glazing
- Electric water heating
- Lease 125 years from June 2003. Peppercorn ground rent
- Service charge £1,789 for half-year to 31 May 2026
- Council Tax Band: B. EPC Rating: C

A sleek and stylish ground floor one bedroom flat recently converted from an architect's studio. Planning permission was granted by Oxford City Council in September 2024 (Planning Ref: 24/01848/FUL). The new fitted kitchen features integrated fridge, freezer, dishwasher, washing machine, electric oven, electric hob and extractor. The shower room has an oversized shower with glass screen and a vanity sink unit. The large double bedroom has a walk-in wardrobe and a distinctive timber-clad wall. There are two large arched double glazed powder-coated aluminium windows, oak engineered flooring and electric underfloor heating.

Please note that the property has no parking or permit parking rights and is being sold with no onward chain.

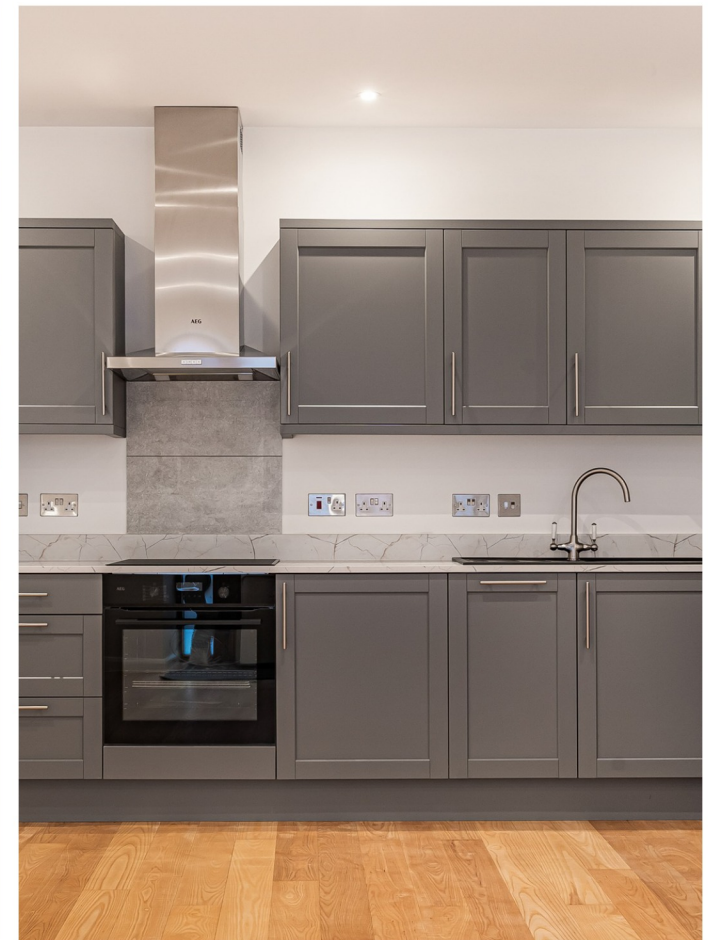
£350,000 Leasehold



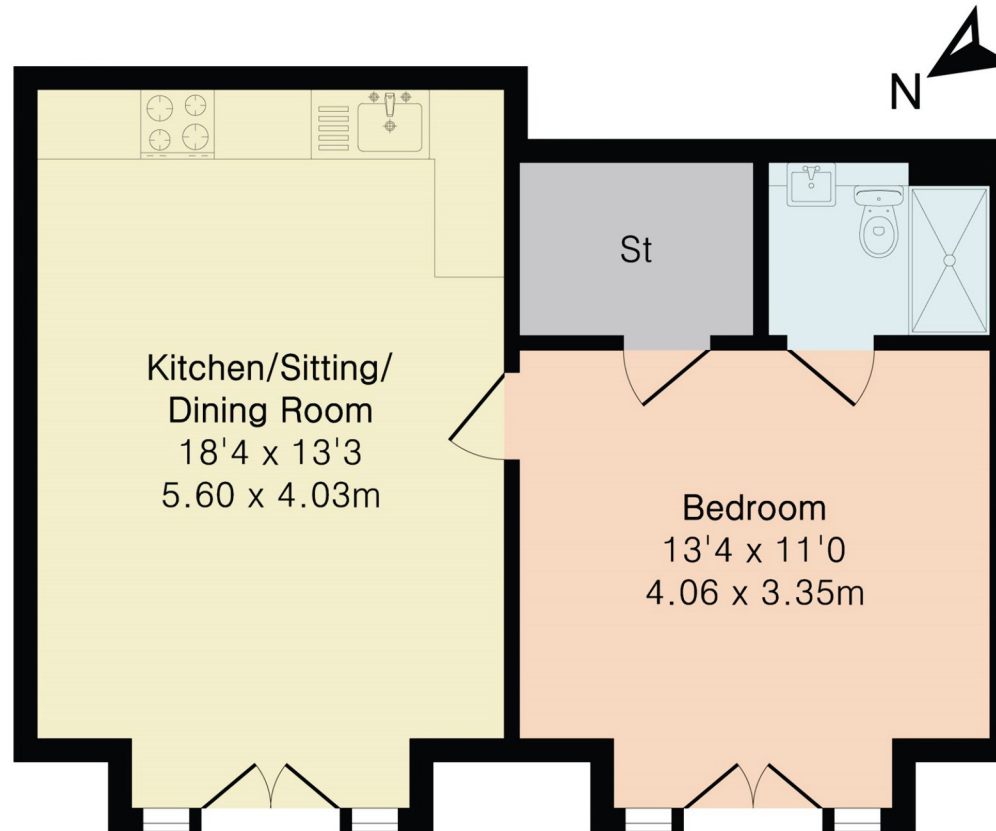


The premises are located in the former Lion Brewery Development within the central business district of Oxford City to the south side of St Thomas Street, a quiet thoroughfare leading from Oxpens to the City Centre. The Westgate shopping centre is only a short walk away with its associated car parking and leisure facilities and a Sainsbury's supermarket. Oxford Railway Station is about 10 minutes walk away providing a fast 50 minute service to London Paddington. There is long term car parking available on Becket Street.

According to Ofcom, Standard and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.



Approximate Gross Internal Area 498 sq ft - 46 sq m



Ground Floor