



OXFORD ROAD
LONDON, NW6

GRANT J BATES
— PROPERTY —



A three bedroom Victorian maisonette with ample period detail, a charming private garden and exceptional interiors

GJB

Oxford Road, London, NW6

Freehold

- Grade II Listed
- Approx. 1,700 Sq Ft
- Private Entrance
- 3.5m Ceiling Heights
- Original Victorian Features
- Bespoke Kitchen Design
- West-Facing Garden
- Principal Bedroom Suite
- Queen's Park Location
- Beautifully Restored Throughout

Description

Approaching 1,700 sq ft and occupying the raised ground and garden levels of an exceptional Grade II listed Victorian residence dating back to 1866, this beautifully restored three-bedroom home is a rare marriage of architectural grandeur and contemporary refinement. Rich in original detail, yet thoughtfully reimagined for modern living, it offers the scale, character and atmosphere more commonly associated with a period house than a London apartment.

Beyond a private entrance, a carefully considered layout unfolds across two levels. The principal reception room occupies the upper floor, a wonderfully elegant space defined by remarkable 3.5 metre ceiling heights, intricate original cornicing, towering sash windows and a handsome fireplace. Bathed in natural light and enjoying leafy outlooks across the surrounding period architecture, it is a room of genuine substance and presence.

Grant J Bates

Founder

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Also on this floor are two further rooms overlooking the garden below. A generous double bedroom, complete with its own original fireplace, offers a peaceful retreat, whilst an additional study provides an ideal work-from-home space or occasional guest room. A guest WC completes the accommodation at this level.

Descending to the lower ground floor, the atmosphere shifts effortlessly from formal entertaining to relaxed everyday living. At the centre of the home sits a beautifully executed open-plan kitchen and dining space, anchored by a substantial central island and bespoke cabinetry, all complemented by Carrara quartz worktops and carefully selected finishes. A striking glass picture window projects into the garden beyond, creating a dramatic architectural focal point whilst drawing natural light deep into the interior. Large glazed doors open directly onto the west-facing garden, dissolving the boundary between inside and out and creating an exceptional setting for entertaining throughout the warmer months.

The principal bedroom suite occupies this floor and has been thoughtfully designed as a calm and private sanctuary. Alongside sits a beautifully appointed family bathroom, finished with a sophisticated palette of marble, Claybrook and Quorn Stone surfaces, Burlington sanitaryware and brushed brass fittings. A separate utility room has also been discreetly incorporated.







Throughout the home, the quality of restoration is immediately evident. Original fireplaces, cornicing and sash windows have been carefully preserved, whilst new oak flooring, Corston and Soho Home lighting and a series of sympathetic contemporary interventions ensure the property functions effortlessly for modern life without compromising its Victorian soul.

Outside, the west-facing walled garden feels remarkably secluded and tranquil, an unexpected oasis in the heart of North West London. Surrounded by mature planting and accompanied by little more than birdsong and the occasional flash of London's famous parakeets, it is a space that feels entirely removed from the pace of the city beyond.

Situation

Oxford Road enjoys an enviable position between Queen's Park, Maida Vale and St John's Wood, with independent cafés, acclaimed restaurants, excellent green spaces and superb transport connections all close at hand.

Rarely does a home retain such an exceptional collection of original Victorian features while offering such beautifully considered contemporary living. The result is a residence of genuine elegance, warmth and character.

Additional Information

Local Authority: Brent
Council Tax Band: E
EPC Rating: C



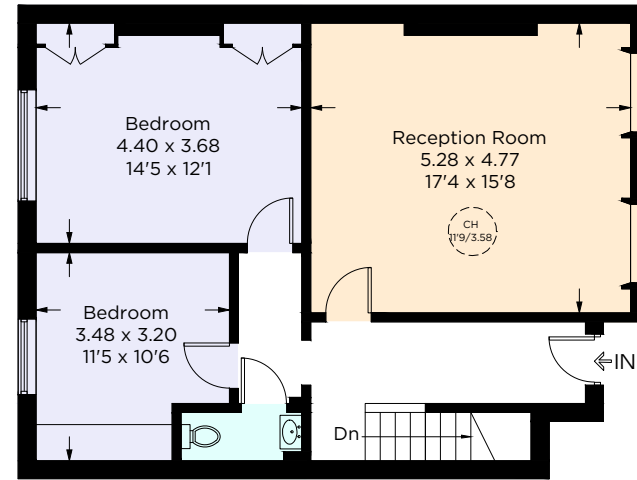
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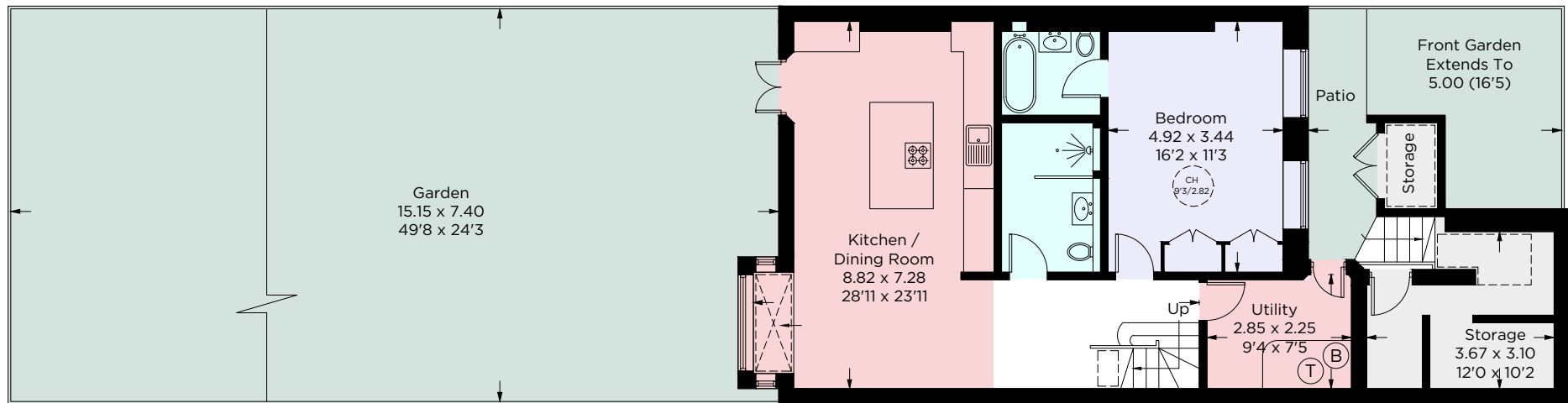


(CH) = Ceiling Height

Reduced headroom below 1.5m / 5'0"



Raised Ground Floor



Lower Ground Floor

Oxford Road

Approximate Gross Internal Area = 155.3 sq m / 1672 sq ft, Storages = 11.8 sq m / 127 sq ft

Approximate Gross External Area = 138.1 sq m / 1486 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.