



**P** Electric vehicle recharging point only  
**P** Resident parking holders only  
Mon - Fri 8.30am - 6.30pm  
Saturday 8.30am - 1.00pm

MILTON  
STONE

DA72 KUK

# Oxford Gardens, London

£4,250,000

5 bedroom house for sale

## Development Opportunity

### Description

A unique opportunity to acquire a vacant unmodernised building extending to approximately 3,566 sqft. The building offers significant scope for refurbishment, reconfiguration and extension and there is planning permission to create four flats and two houses totalling approximately 6,171 sq ft.

Occupying a large corner plot, the property is located in North Kensington on the corner of Oxford Gardens and St Helens Gardens in the Royal Borough of Kensington & Chelsea.

Originally dating back to the late 1800s, this attractive period red brick building was extended in the 1960s with the garaging and outbuildings also being added during this time. The property is located on the south side of Oxford Gardens at the intersection of St Helens Gardens in North Kensington. The surrounding area is predominately residential and Ladbroke Grove Tube Station (Circle & Hammersmith & Fulham Line) is a 10 minute walk to the east, with the popular area of Notting Hill being also close by.

### Tenure

Freehold

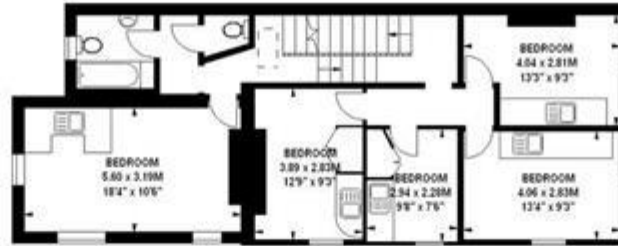


## Oxford Gardens, W10

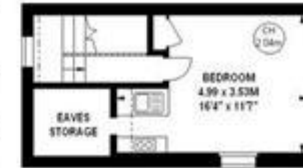
Approximate gross internal area  
**331.28 sq m / 3566 sq ft**  
 (Including Garage & Excluding Eaves Storage & Carport)  
 Garage  
 16.63 sq m / 179 sq ft  
 Carport  
 34.84 sq m / 375 sq ft



Key  
 CH - Ceiling Height



Second Floor  
 915 sq ft



Third Floor  
 230 sq ft



First Floor  
 1117 sq ft



Ground Floor  
 1125 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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