



A remarkable duplex property with a stunning private garden close to all amenities.

**Oxford Road, London, NW6**

£1,250,000 Share of Freehold





- Three reception rooms • Two bathrooms • Private landscaped garden • Convenient location close to all amenities
- Period features • Share of freehold

### Local Information

Located in travel zone two, the closest tube would be Kilburn Park (Bakerloo line), Kilburn High Road overground is located nearby and there is also a great connection via bus, with Oxford Street, King's Cross, Canary Wharf and Paddington's Cross rail all easily accessible.

But there's no need to go far. With high street shopping and artisan eateries right on your doorstep why not grab a morning coffee and pastry from Baker & Spice on Clifton Road, an evening drink at The Elgin lounge or a movie night at the Everyman cinema.

### About this property

This property has been home to the current vendor for a long time and you can see why, with its vast and versatile accommodation and period features throughout it would be hard to come by something similar in this location.

The main entrance can be accessed on the ground floor into the hallway which in turn gives access to all three receptions rooms, which have beautiful period features, high ceilings, original cornicing and multiple fire places. There is also a stairway to the lower ground floor level, where the fully fitted kitchen is located, family bathroom, master bedroom with en-suite shower room, second bedroom and dining room which gives access to the private landscaped garden.

### Tenure

Share of Freehold

### Local Authority

Brent

### Energy Performance

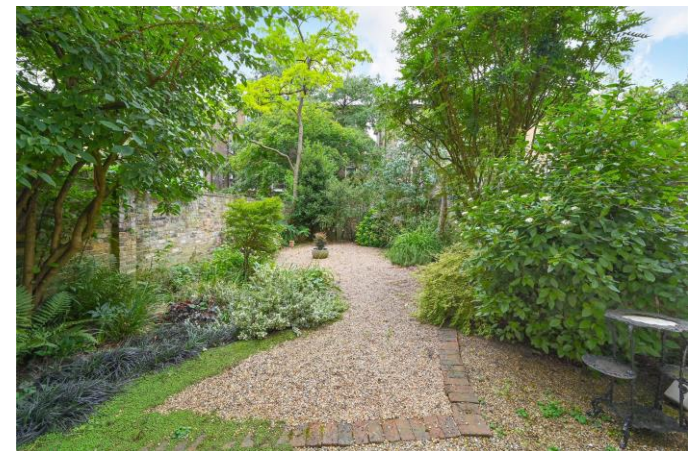
EPC Rating = To be confirmed

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office.  
Telephone: +44 (0) 20 3425 5600.



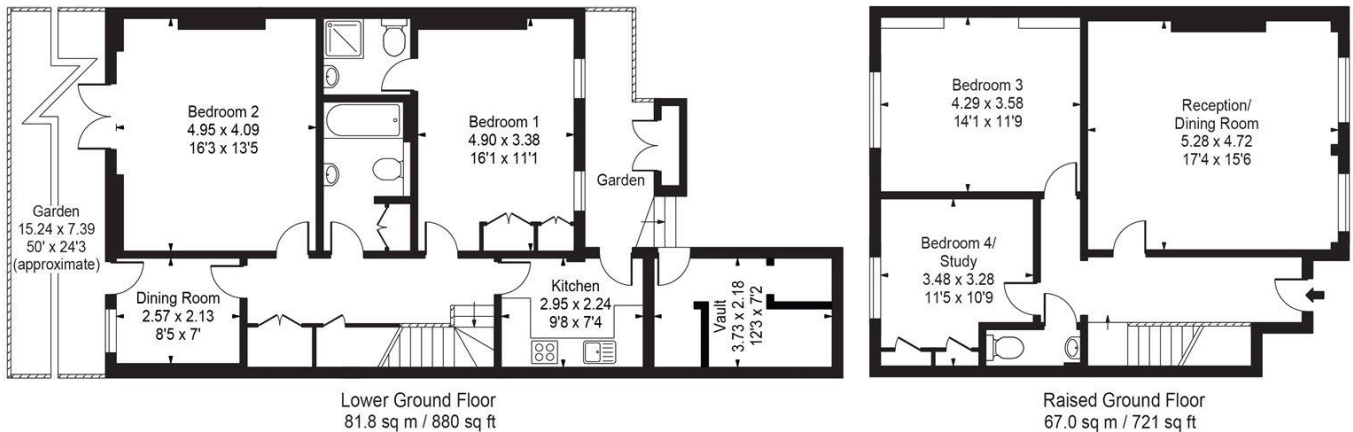






Oxford Road, London, NW6  
Gross Internal Area 1509 sq ft, 140.2 m²

Oxford Road  
Gross Internal Area(Approx)  
House = 140.19 Sq m / 1509 Sq ft  
(Excluding Vault )  
Vault = 8.55 Sq m / 92 Sq ft  
Total = 148.74 Sq m / 1601 Sq ft  
For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	71	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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