

# DOMUS NOVA



Oxford Gardens W10  
£1,599,950



A lesson in pairing elevated design with a playful palette. This three-bedroom apartment for sale brings a touch of whimsy to its sophisticated framework.

There's a timeless air to Oxford Gardens, with its commanding brick and stucco exterior. Inside, soft light and lively tones lend a playful character to this heritage apartment. Arranged across the garden level, a private entrance leads to a hallway connecting the home's social heart.

Inside, vivid shades allocate areas across a sprawling open-plan living space. Nestled in an inky niche, the lounge claims a cosy feel courtesy of its deep-blue backdrop and recessed fireplace. A wall of soft terracotta cabinetry and a striking stone island bridge the space to the kitchen, where an unrestricted layout allows for multiple cooks. A skylight and sash window combine to illuminate this space, accentuating the contrast of light and dark tones. The room's pièce de résistance, a glass conservatory floods the footprint in light and blurs the boundaries with a generous south-facing private garden.











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Positioned towards the apartment's entrance, swathes of eggshell blue bring a calming air to the principal bedroom suite. Creative touches elevate the space, from olive pendant lamps to discreet fitted wardrobes. In the en suite, a bathtub is crowned with a soaring skylight to lend an alfresco air to showering or bathing.

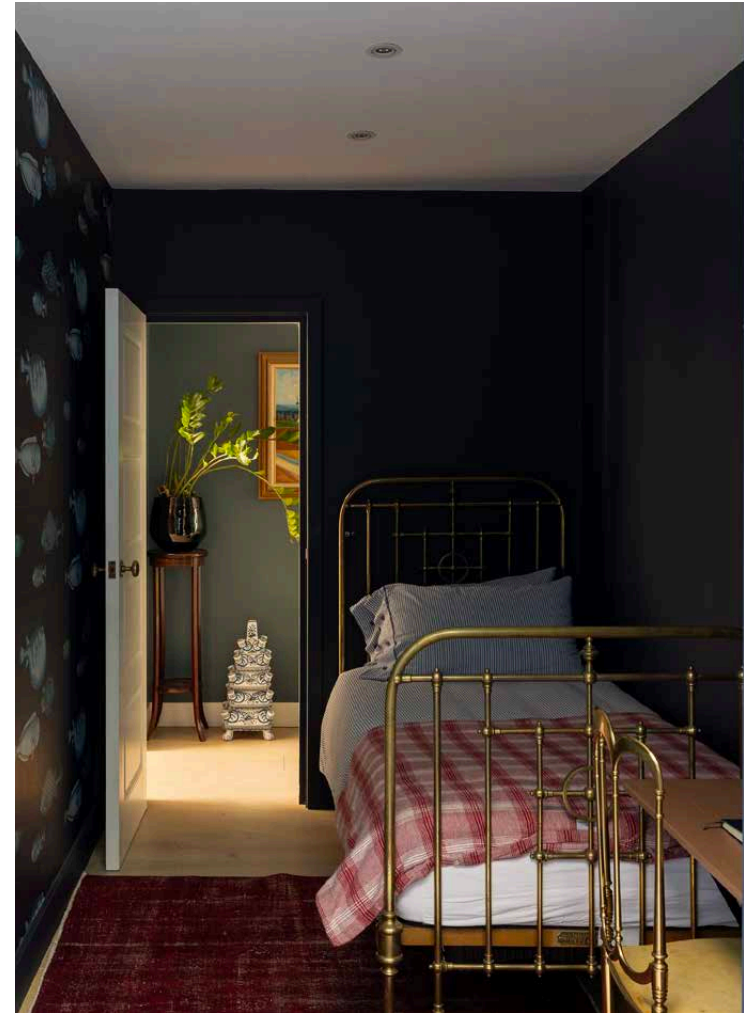
Pops of navy blue are revived in the second bedroom, where Acquario Ink wallpaper is brought to life with natural light from above. Inky hues carry through one further bedroom, offering additional versatility with access via both the hallway and kitchen. A monochrome family bathroom serves these bedrooms.

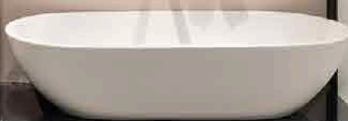




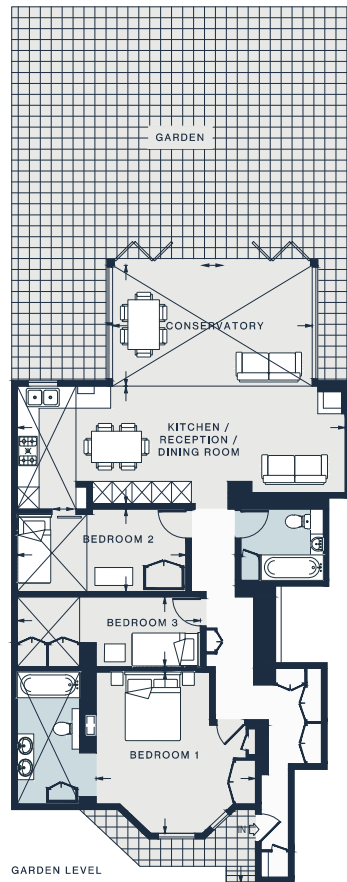












**KITCHEN / RECEPTION/DINING ROOM**

29'4 x 10'7 (8.9m x 3.2m)

**BEDROOM 2**

15'0 x 6'10 (4.5m x 2.1m)

**BEDROOM 1**

14'6 x 14'4 (4.4m x 4.3m)

**CONSERVATORY**

18'1 x 9'0 (5.5m x 2.7m)

**BEDROOM 3**

16'5 x 6'3 (5.0m x 1.9m)

Approx. Gross Internal Area = 1211 sq ft / 112.5 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

Open-plan kitchen, dining and reception room  
Conservatory  
Primary bedroom suite  
Two further bedrooms  
Family bathroom  
Private garden  
Royal Borough of Kensington & Chelsea

Approx. 1211 sq ft / 112 sq m

EPC - C

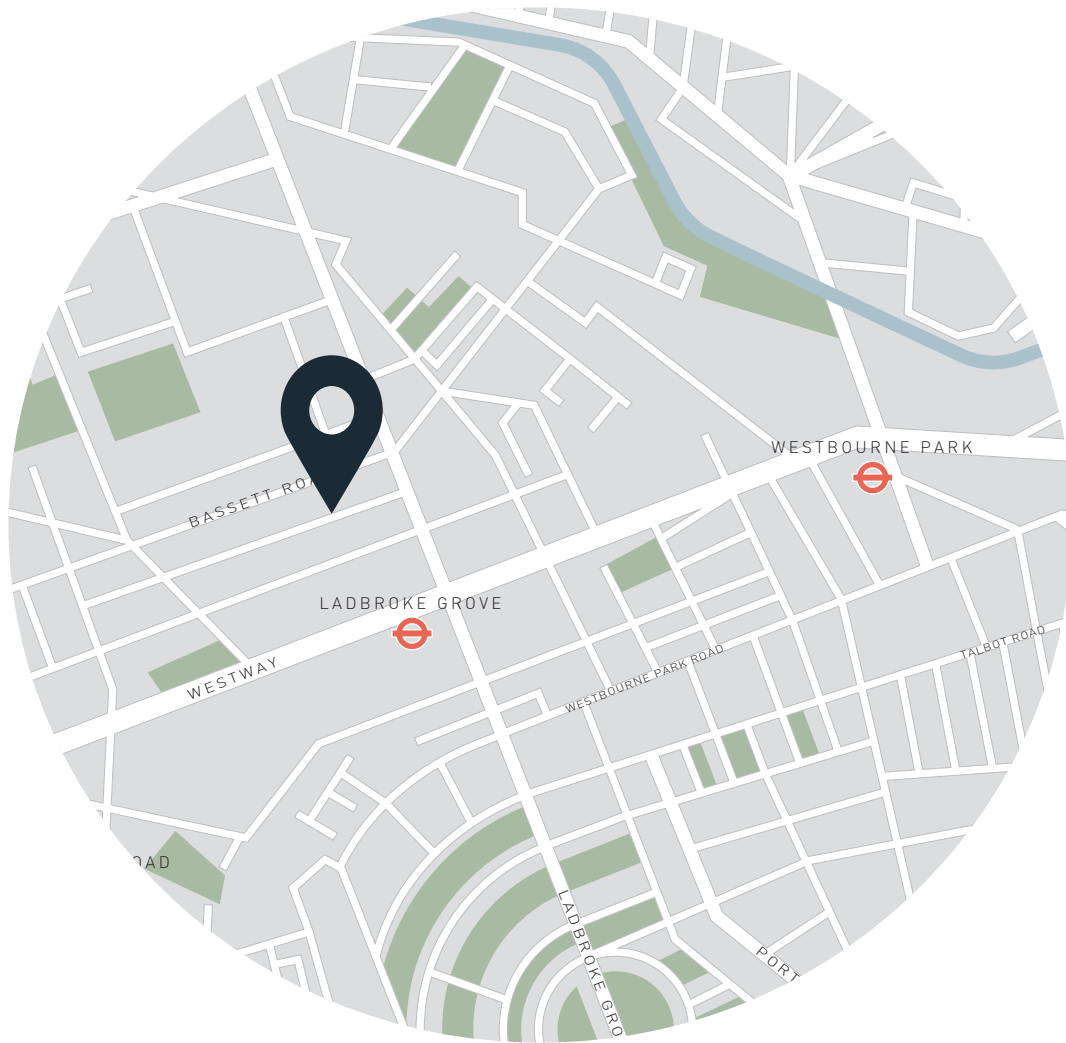
Tenure: Share of Freehold

Lease Length: Circa 132 years

Council Tax Band: F

Service charge: £2125





## Location

One of North Kensington's most desirable roads, Oxford Gardens puts you moments from prime Notting Hill. Visit the famous market in the mornings, then spend time discovering the area's best-kept secrets. Layla's Bakery is only a six-minute walk away and Buns From Home is just over ten. Rub elbows with the well-heeled at three-Michelin-starred Core by Clare Smyth or head to Gold for a late-evening tipple. Westbourne Grove is lined with independent boutiques to keep you busy or Ladbroke Grove station – reached in three minutes – can take you wherever you need to go.

Ladbroke Grove – 5 mins (Circle, Hammersmith & City)  
Notting Hill – 15 mins (Central)

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