





## 13 LONDON PLACE OXFORD OX4 1BD

Excellent investment opportunity  
Central location convenient for university colleges  
Walking distance to Cowley Road  
Period features throughout & views over South Park

### DESCRIPTION

A fantastic investment opportunity, this Grade II listed townhouse comprising 5 one bed apartments is in a highly sought after area just off South Park. It benefits from being close to Oxford's historic centre, as well as university departments and hospitals.

Upon entering to the rear, a communal staircase leads to flats A through D, with flat A also benefiting from its own entrance at the front. Flat E is accessed from its own private entrance at the front of the property.

With modern decoration, each apartment features a bright double bedroom, either an ensuite or separate shower room, and a spacious living/kitchen/dining space. Tall windows allow you to make the most of the natural light, as well as highlighting the views across the park.

### LOCATION

Situated at the bottom of Headington Hill, London Place is a row of characterful Georgian terraced homes overlooking South Park.

Residents can enjoy a short walk into Oxford city centre, whilst being in close proximity to hospitals and university departments. Cowley road, with its eclectic mix of shops, bars and restaurants, is also only a stone's throw away. The property also benefits from easy public transport links nearby.

## A VERY WELL LOCATED GEORGIAN TOWN HOUSE CONVERTED INTO 5 SELF CONTAINED ONE BEDROOM APARTMENTS. SOLD WITH VACANT POSSESSION





Tenure: Freehold  
Grade II listed  
EPC rating: all flats are either a D or an E  
Business rateable value: £4500  
Mains electric, water and drainage connected  
Electric heating  
Broadband and mobile coverage can be checked at  
[checker.ofcom.org](http://checker.ofcom.org)

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX4 1BD

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## Approximate Gross Internal Area 1721 sq ft - 161 sq m

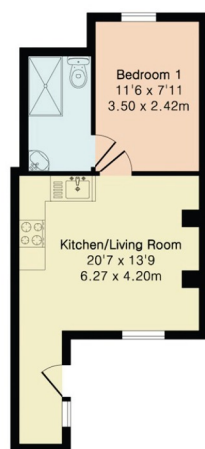
Lower Ground Floor Area 333 sq ft – 31 sq m

Ground Floor Area 350 sq ft – 33 sq m

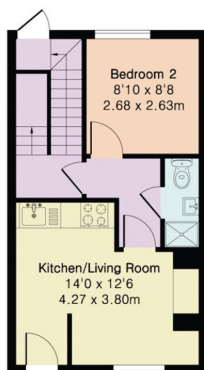
First Floor Area 350 sq ft – 33 sq m

Second Floor Area 350 sq ft – 33 sq m

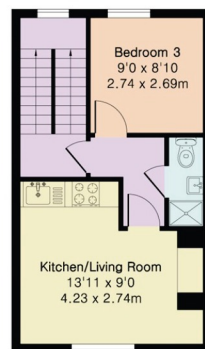
Third Floor Area 338 sq ft – 31 sq m



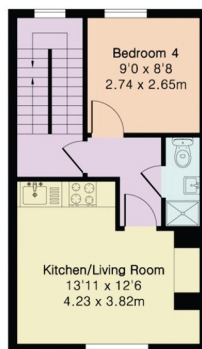
Lower Ground Floor



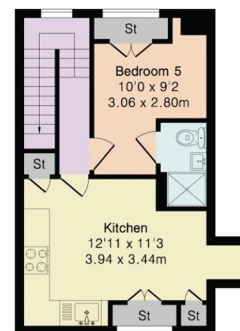
Ground Floor



First Floor



Second Floor



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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### IMPORTANT INFORMATION

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