

7 LONDON PLACE

ST. CLEMENTS, OXFORD OX4 2YE

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St. Clements, Oxford OX4 2YE

A handsome four storey Georgian townhouse located on the prestigious London Place.

This grade II listed building has the most wonderful outlook onto South Park and requires renovation throughout.

The accommodation is arranged over four floors with three double bedrooms on the first and second floors along with a family bathroom. The ground floor consists of an entrance hall, a spacious reception room and a kitchen. On the lower ground floor there is a double bedroom with ensuite shower room and a utility room with access into the garden.

To the rear of the property is 57 ft garden with rear access.



GUIDE PRICE

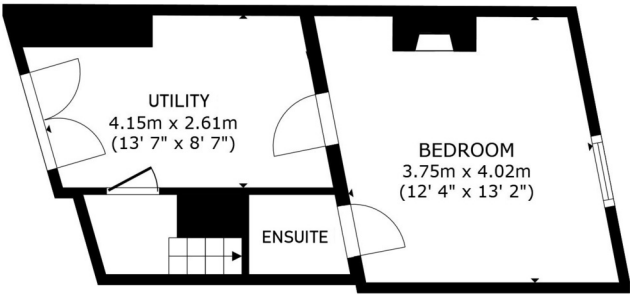
O.I.E.O: 650,000



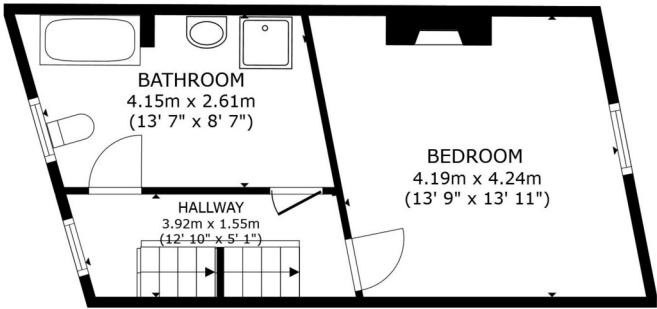
56.7ft garden



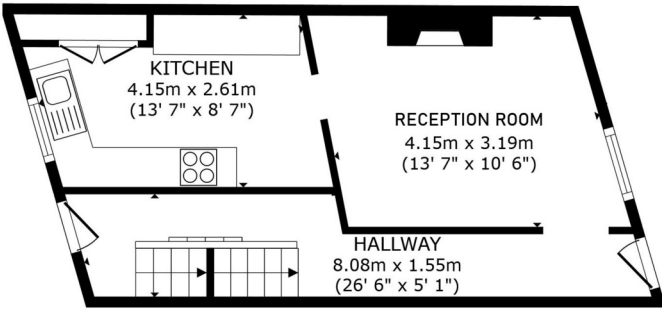




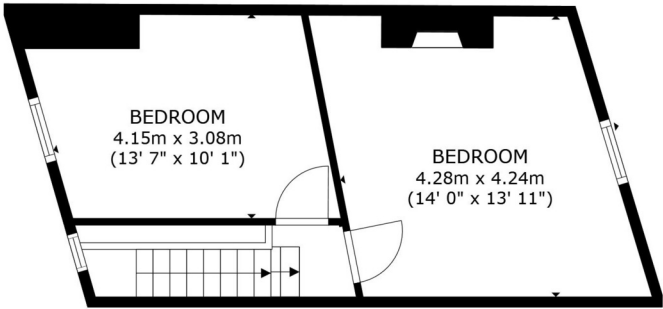
FLOOR 1



FLOOR 3

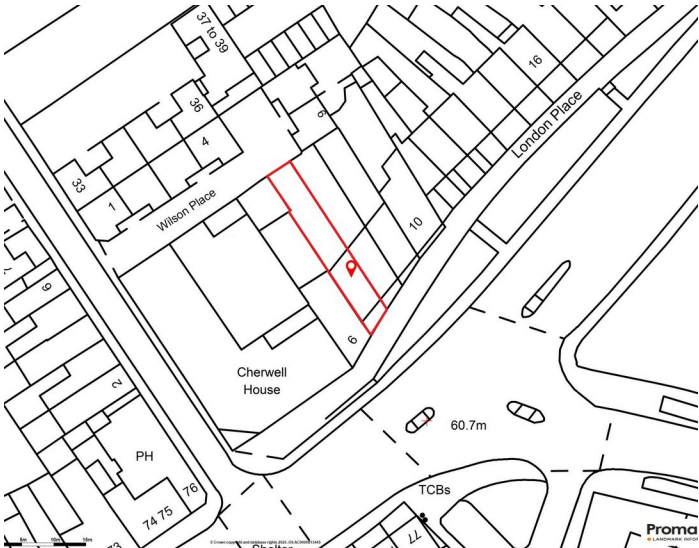


FLOOR 2



FLOOR 4

GROSS INTERNAL AREA
FLOOR 1 31.9 m² (344 sq.ft.) FLOOR 2 35.6 m² (383 sq.ft.) FLOOR 3 36.0 m² (388 sq.ft.)
FLOOR 4 35.5 m² (382 sq.ft.)
TOTAL : 139.1 m² (1,497 sq.ft.)



Council Tax:
Band F - £3689.64

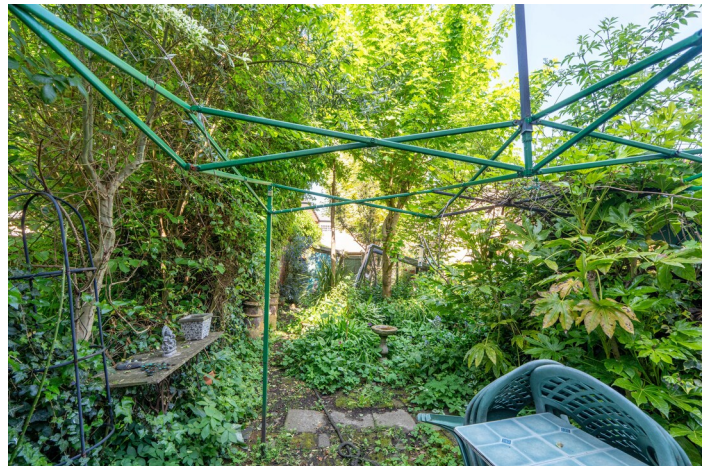
Parking:
On-street parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

This period property is located in the prestigious Oxford address of London Place overlooking South Parks. It is ideally situated mid-way between Headington and Oxford city centre being well placed for the University campuses and local hospitals. It is on a bus route to the city centre and is within walking distance of St. Clements for the London and airport buses.



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