

# 57 THE LION BREWERY

ST. THOMAS STREET, OXFORD OX1 1JE

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St. Thomas Street, Oxford OX1 1JE

A spacious two-bedroom duplex apartment with its own private roof terrace and allocated parking space.

Located on the top floor of the building, this truly special apartment boasts incredible rooftop views over Oxford, is well presented throughout, and available with no onward chain.

The accommodation on the lower floor comprises an entrance hall, a double bedroom, single bedroom, and a bathroom.

A stylish spiral staircase takes you up to the upper level of the apartment where there is a stunning open plan kitchen/ living area with floor to ceiling windows and access to the private roof terrace which provides an excellent space for entertaining.

## GUIDE PRICE

**£650,000**

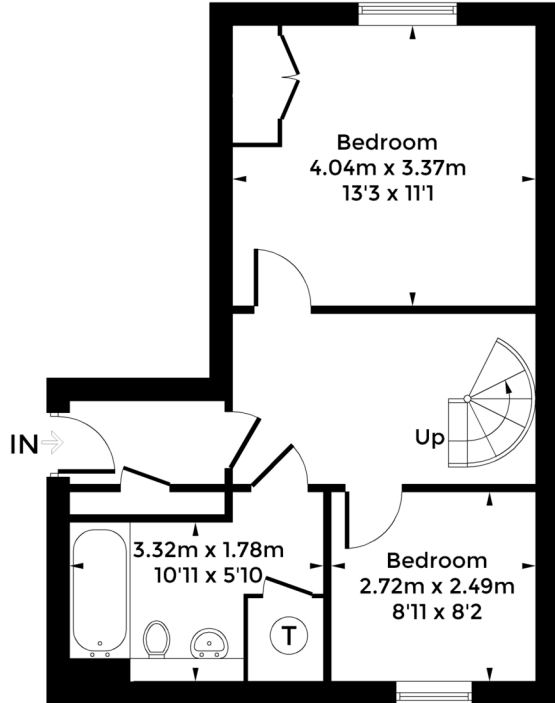


Private balcony

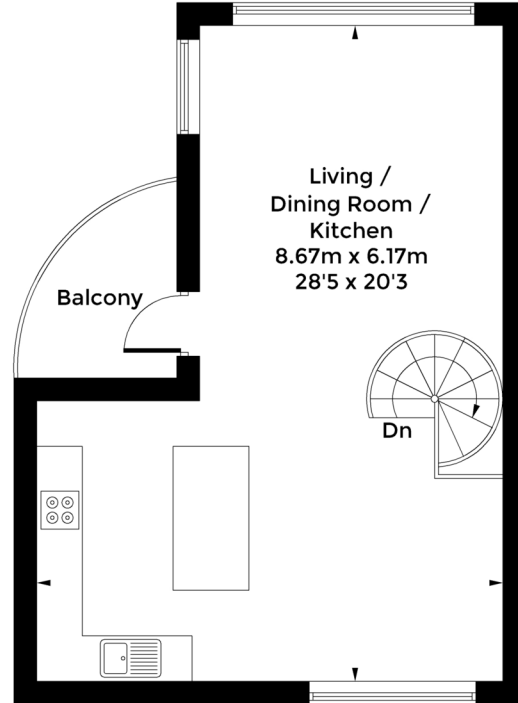




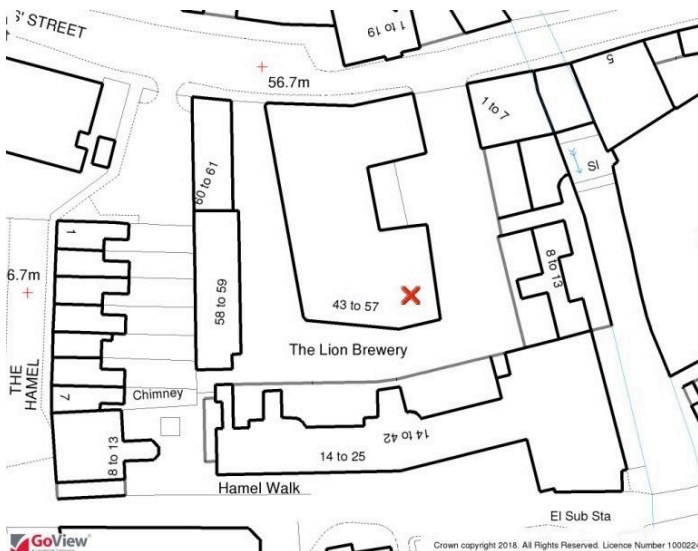
Approximate Gross Internal Area = 85.4 sq m / 919 sq ft



Lower Level




Upper Level



**Council Tax:**  
Band E - £3270.10

**Parking:**  
1 allocated space

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	74	75
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

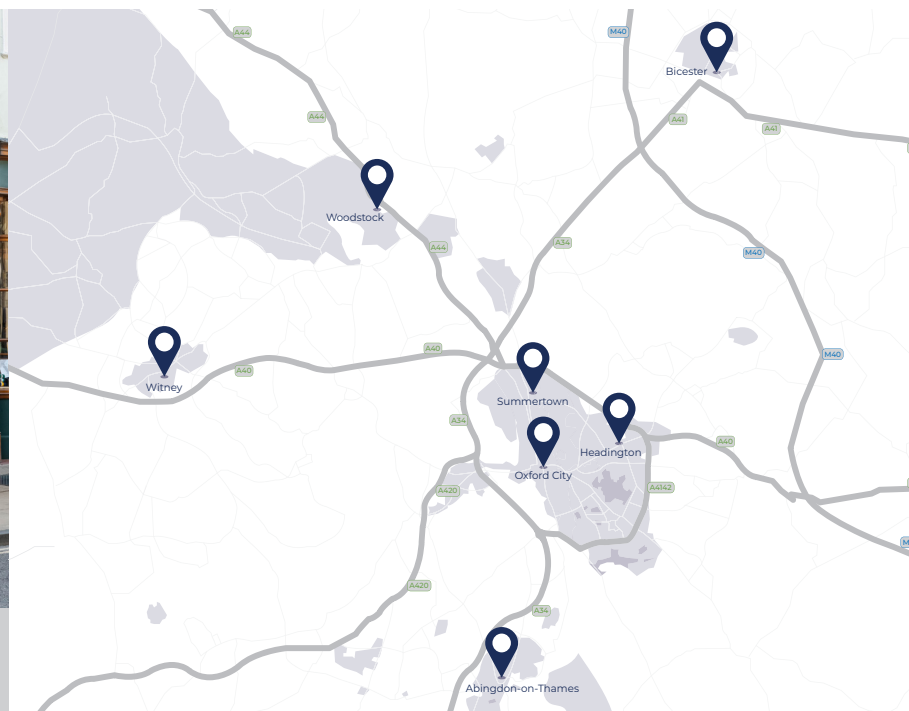
# “ LOCATION COMMENT

*The Lion Brewery is an impressive contemporary development completed in 2002 on the former site of The Morrells Brewery. Located on St. Thomas Street in the heart of Oxford city centre, the development is just a few minutes walk from the train station and Westgate Oxford shopping centre.*



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