



## 42 THE LION BREWERY ST THOMAS STREET OXFORD OX1 1JE

Luxury 2271 ft<sup>2</sup> penthouse apartment  
Private lift access to both floors  
4 double bedrooms & 2 bathrooms  
Garage & private covered parking

### DESCRIPTION

Located in the heart of central Oxford, yet surprisingly peaceful, is this stunning duplex penthouse apartment with far reaching views.

The apartment is on two floors with private access to the upper floor for the occupant only or communal lift access to the lower level. The front door opens into a very spacious hallway with access to all four bedrooms, two bathrooms, two large utility rooms and a wide travertine staircase to the upstairs area. The principal bedroom has a large walk-in wardrobe and an ensuite bathroom with separate shower cubicle and bath, and there are three further generous double bedrooms and a family bathroom on this lower floor.

The upper floor opens up into a stunning open-plan living area complete with travertine flooring, and with the added benefit of air conditioning, underfloor heating, a JBL in-built sound system and a Juliet balcony. A stylish German Leicht fitted kitchen with black granite worktops and Miele appliances lies to one side with plenty of space for a dining area and sitting area on the other and the floor to ceiling windows offer stunning views of Oxford's skyline and countryside beyond. The windows roll back to further eliminate the distinction between inside and outside. A garage and a carport provide parking for two cars in close proximity to both the stairway and lift to the apartment.

### LOCATION

The Lion Brewery offers a luxurious lifestyle in the heart of this historic city with its world renowned colleges and museums, and excellent choice of schools. Footpaths lead to the Thames River and Port Meadow, with extensive green areas for walking, running, cycling and picnics.

**A UNIQUE, RARELY AVAILABLE, LUXURY PENTHOUSE APARTMENT SITUATED ON THE TOP OF A LANDMARK BUILDING IN AN ENVIABLE CENTRAL OXFORD LOCATION WITH STUNNING VIEWS OF OXFORD'S SKYLINE AND COUNTRYSIDE BEYOND. VIEWING HIGHLY RECOMMENDED.**



This enviably located penthouse is also within walking distance of Oxford Mainline Station with services to London Paddington in approximately 60 mins. Oxford city has further excellent communications with access to the M40 (both junctions 8 & 9) connecting to London and Birmingham and the A34 linking to Newbury and the M4.

## ADDITIONAL INFORMATION

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

**Directions:** OX1 1JE

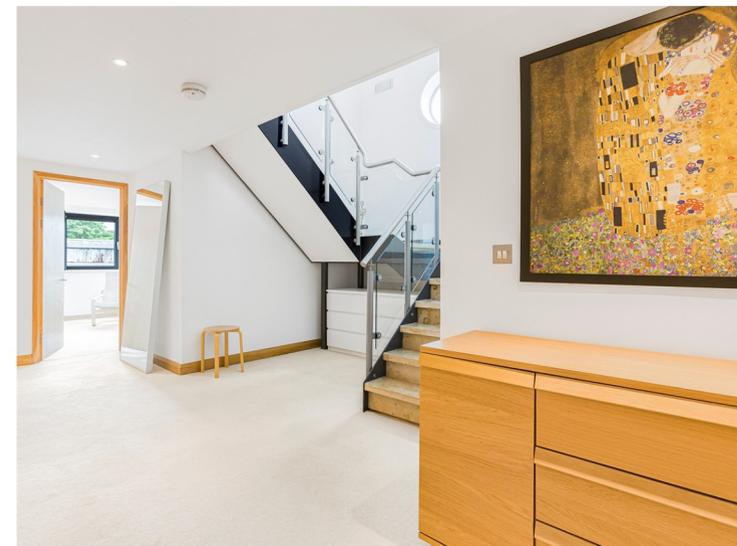
Tenure: Leasehold

Council Tax: Band G

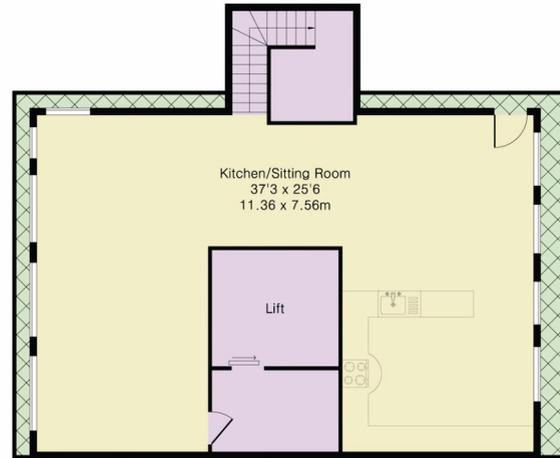
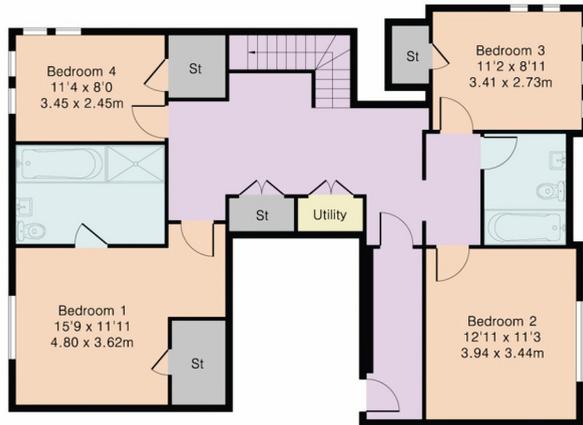
Local Authority: Oxford City Council

Services: Mains electricity and water are connected to the property.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



Approximate Gross Internal Area 2070 sq ft – 193 sq m  
 Third Floor Area 1050 sq ft – 98 sq m  
 Fourth Floor Area 1020 sq ft – 95 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

Carter Jonas



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	62
(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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Offices throughout the UK



#### IMPORTANT INFORMATION

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