



## Sinclair Road, Brook Green, W14

£625,000 Share of Freehold

A stylish two bedroom flat on the top floor of a mid-terrace Victorian house.

Reception Room | Open Plan Kitchen | 2 Bedrooms | Bathroom | 755 Sq Ft / 70 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

The property is located close to the junction with Maclise Road, ideal for the numerous amenities of both Brook Green and Shepherds Bush, including Westfield London, as well as the open spaces of Holland Park. The closest stations are Shepherds Bush (Central Line and Overground) and Hammersmith (Piccadilly, District, Circle and Hammersmith & City Lines). The eagerly anticipated and soon to open Kensington Olympia redevelopment is also just moments away.

## DESCRIPTION

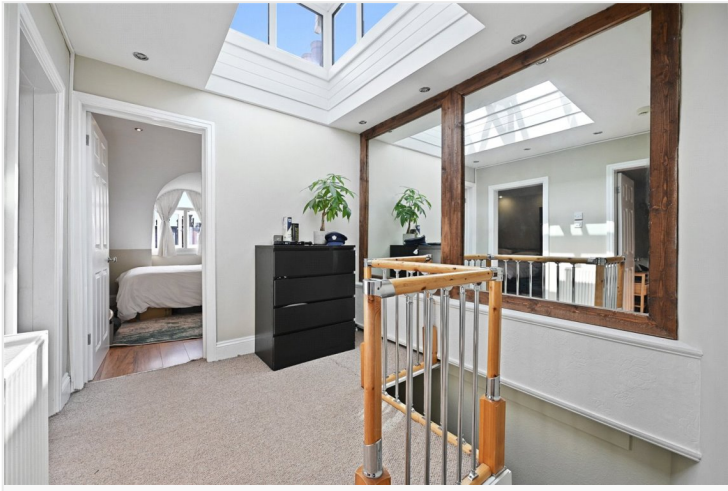
The property is well presented throughout in a modern contemporary style, offering accommodation which comprises entrance hall, two double bedrooms, bathroom and open plan kitchen/reception room.

Share of freehold with an underlying lease of 999 years from 25 December 1977

Ground Rent:- £105 p.a.

Service Charge:- c. £1000 p.a.





**LOCAL AUTHORITY**  
Hammersmith & Fulham

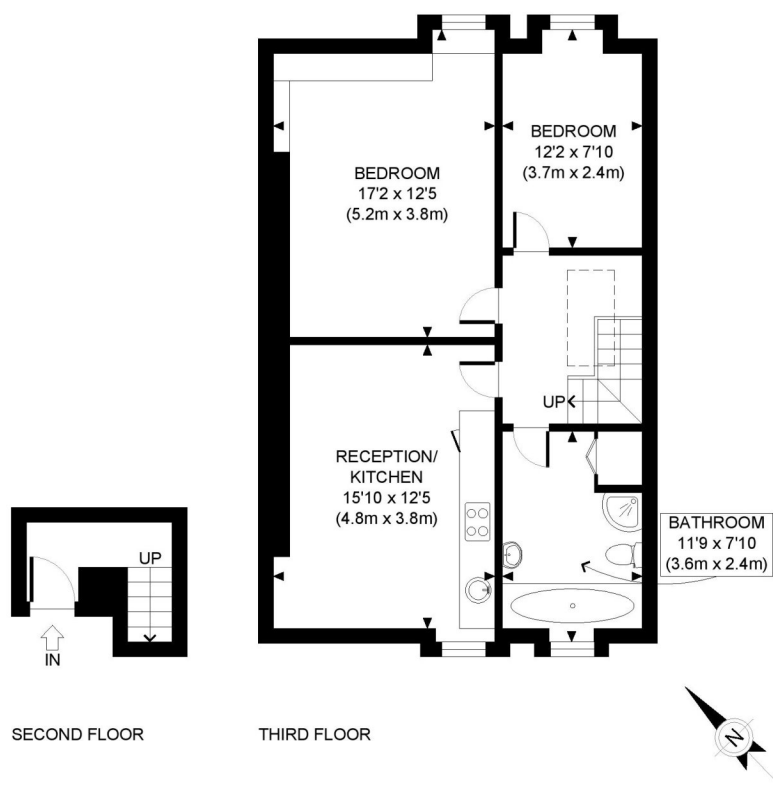
**TENURE**  
Share of Freehold 951 years 6 months.

**PRICE:** £625,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	63 D
39-54	E		
21-38	F		
1-20	G		





SECOND FLOOR

THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 755 SQ FT/ 70 SQM

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SINCLAIR ROAD, W14

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