



## Sinclair Road, London, W14

£365,000 Share of Freehold

A fabulous, newly refurbished one bedroom flat on the top floor of an imposing Victorian townhouse.

Reception Room | Kitchen | Bedroom | Bathroom | 375 Sq Ft / 35 Sq M | Council Tax Band C | EPC Rating Band C

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## LOCATION

The property is situated towards the western end of Sinclair Road, ideal for Brook Green's fantastic selection of pubs, restaurants, shops and cafés, with a further more comprehensive range available at both Westfield London and Kensington High Street.

Superb transport links are on offer; the closest Underground stations being Kensington Olympia, Shepherds Bush, West Kensington and Hammersmith.

## DESCRIPTION

The apartment is offered in immaculate condition throughout, with accommodation comprising entrance hall, bedroom, bathroom and reception room with semi open plan kitchen, featuring a full range of integrated appliances.

The property is offered with no onward chain and with a share of the freehold.

Lease - 900 years remaining

Service Charge - £2,300 p.a. (Building Insurance, Alarm, everything outside flat)

Ground Rent - N/A





**LOCAL AUTHORITY**  
Hammersmith & Fulham

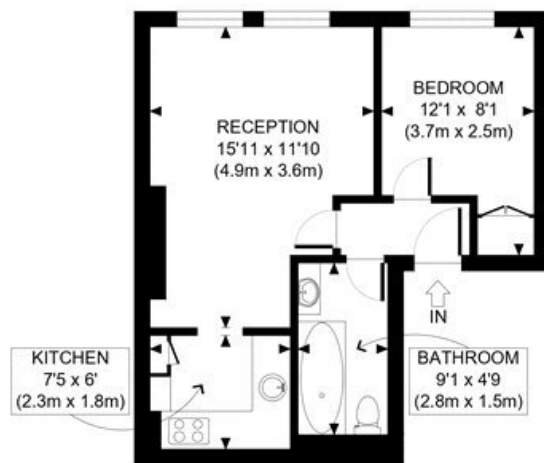
**TENURE**  
Share of Freehold 899 years 6 months.

**PRICE:** £365,000 Share of Freehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 375 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 375 SQ FT/ 35 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
FOR YOUR PROPERTY

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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