

Sinclair Road, Brook Green, W14

£300,000 Leasehold

A charming studio flat on the lower ground floor of a Victorian townhouse.

Studio Room | Kitchen | Bathroom | 324 Sq Ft / 30 Sq M | Council Tax Band B | EPC Rating Band D

Winkworth

winkworth.co.uk

for every step...



LOCATION

Ideally located for the numerous amenities of Brook Green, Kensington High Street and Westfield London. The closest stations are Shepherds Bush, Kensington Olympia and Hammersmith.

DESCRIPTION

Well presented throughout, the property offers accommodation comprising studio room with open plan kitchen and bathroom. An ideal first time buy.

Lease:- Expires 23 June 2174 (149 years remaining)

Service Charge:- £150 pcm

Ground Rent:- Peppercorn

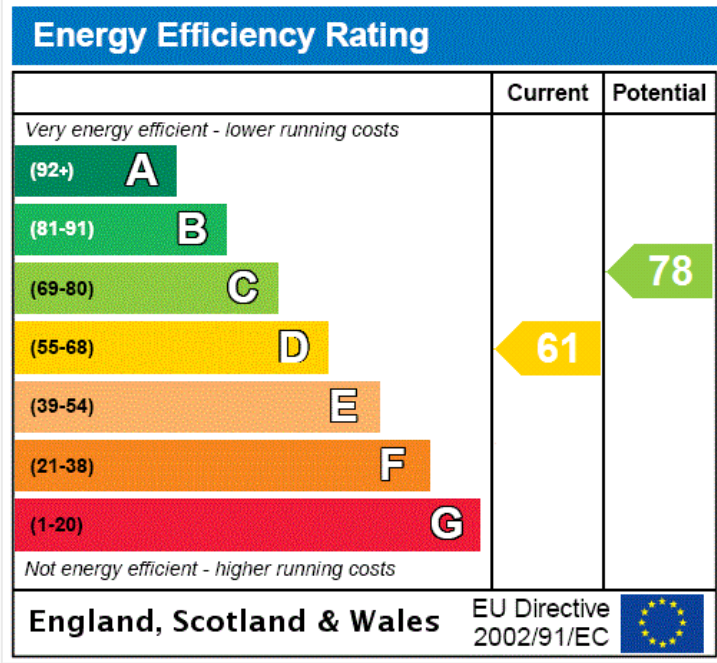
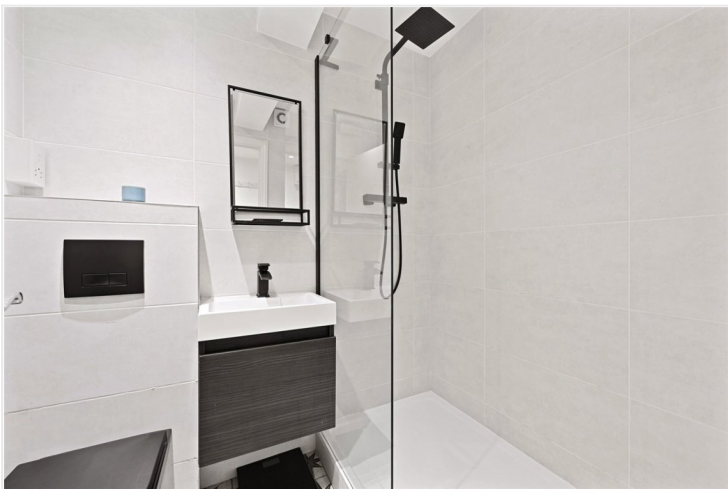




LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 149 years 1 months.

PRICE: £300,000 Leasehold





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 324 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 324 SQ FT/ 30 SQM

SINCLAIR ROAD, W14

Winkworth

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
THE WAY TO THE PROPERTY YOU WANT

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.