



Sinclair Road, Brook Green, London, W14

£285,000 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 C

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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 148 years 7 months.

PRICE: £285,000 Leasehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 324 SQ FT



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

SINCLAIR ROAD, W14

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PROPERTY PHOTO PLANS
THE WAY TO THE 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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