



Sinclair Road, London, W14

£895,000 Leasehold

A well presented two bedroom flat with large private garden, set within an imposing, bay fronted Victorian townhouse.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Study Room | Storage Area | Garden | 990 Sq Ft / 92 Sq M | Council Tax Band E | EPC Rating Band D

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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 property offers well proportioned accommodation arranged over the lower ground, which comprises entrance hall, utility room, kitchen, reception room, study, bathroom and two bedrooms. The property further benefits from a good size, landscaped garden.

Leasehold:- 999 years from 1 January 2014

Service Charge:- £2100 p.a. paid in quarterly instalments

Ground Rent:- Peppercorn

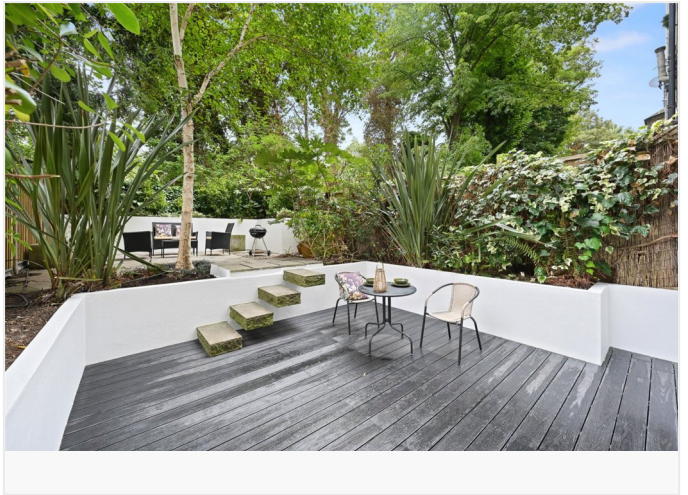




LOCAL AUTHORITY
Hammersmith & Fulham

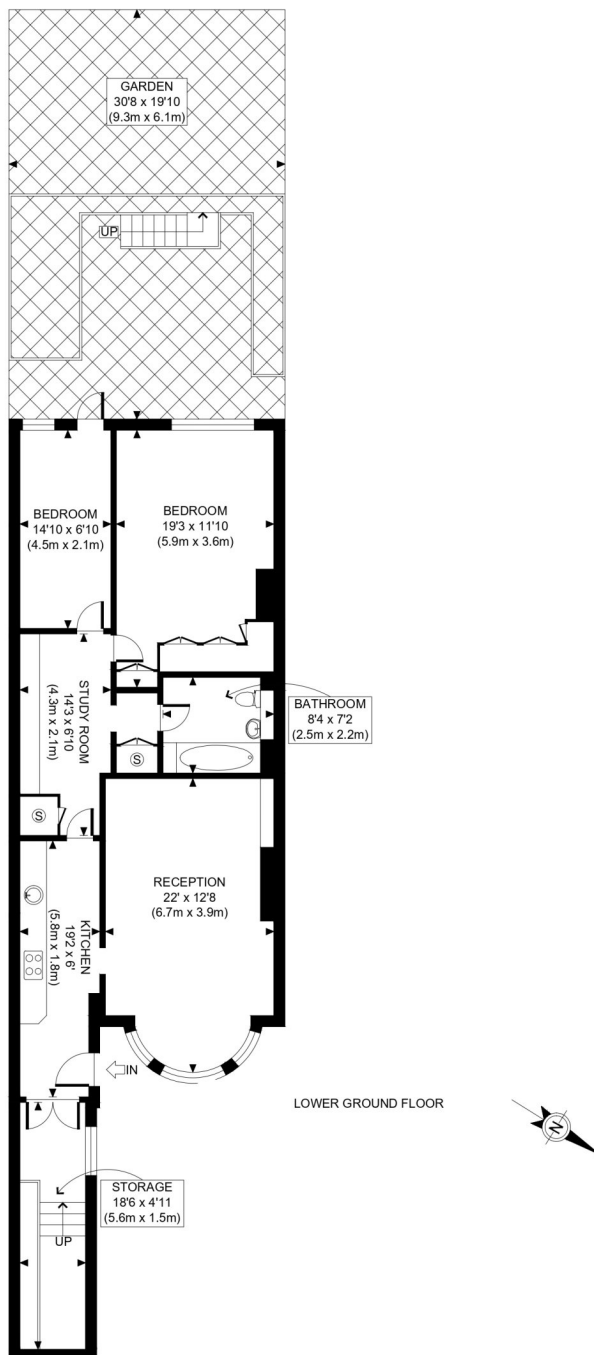
TENURE
Leasehold 988 years 1 months.

PRICE: £895,000 Leasehold



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





APPROX. GROSS INTERNAL FLOOR AREA: 990 SQ FT/ 92 SQM

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SINCLAIR ROAD, W14

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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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