



Sinclair Gardens, Brook Green, London, W14

£385,000 Share of Freehold

A delightful one bedroom flat on the ground floor of a mid-terrace Victorian house.

Reception Room | Kitchen | Bedroom | Shower Room | Utility Area | 454 Sq Ft / 42.2 Sq M | Council Tax Band C | EPC Rating Band D

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LOCATION

Sinclair Gardens is well located for the numerous amenities of Brook Green, whilst Hammersmith, Kensington High Street and Westfield London are all within easy reach. For those who appreciate the green spaces of London, Holland Park is mere 0.7 miles away.

The closest tube station is Shepherds Bush(0.4miles) where Central Line and London Overground services are on offer.

DESCRIPTION

Situated at the back of this period building, the property is in excellent condition and offers accommodation comprising entrance hall with utility area, reception room, modern kitchen, bedroom and shower room.

Sinclair Gardens is offered with no onward chain.

Share of Freehold with an underlying lease of 85 years remaining but once the new lease extension is signed this will be 999 years. (Jan/Feb 2026)

Service Charge: £1,509.32 pa

Ground Rent: Peppercorn (once the new lease is in place)





LOCAL AUTHORITY
Hammersmith & Fulham

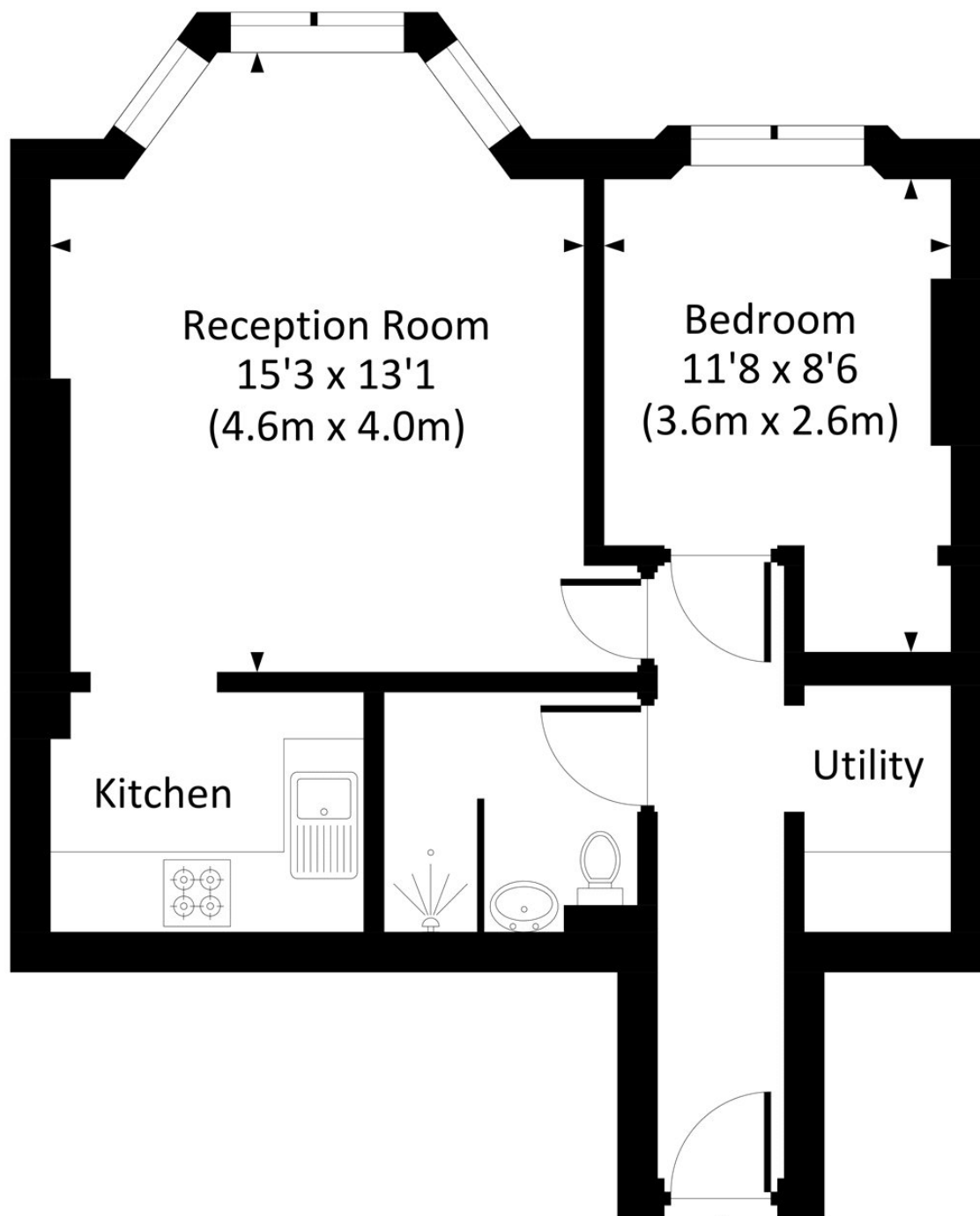
TENURE
Share of Freehold 85 years 2 months.

PRICE: £385,000 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

SINCLAIR GARDENS, W14

Approx. gross internal area
454 Sq Ft. / 42.2 Sq M.



GROUND FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

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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