

Sinclair Road, Brook Green, W14

£1,575,000 Share of Freehold

A fabulous and incredibly spacious three double bedroom, two bathroom upper maisonette.

Reception Room | Kitchen | 3 Bedrooms | En Suite Bathroom | Shower Room | Utility Room | Balcony |
1647 Sq Ft / 153 Sq M | Council Tax Band E | EPC Rating Band D

Winkworth

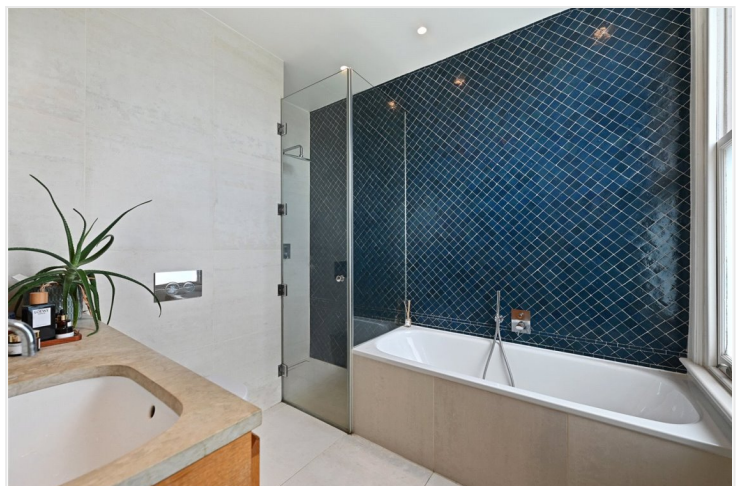


LOCATION

The property is situated mid-way along Sinclair Road, close to the junction with Masbro Road. The location is ideal for the wide array of amenities on offer in Brook Green, which include some superb pubs and restaurants. Westfield London is also within easy reach, as will be the eagerly anticipated Olympia redevelopment. The closest Underground stations are Shepherd's Bush, Hammersmith and Kensington Olympia, with London Overground services also on offer at Olympia and Shepherd's Bush.

DESCRIPTION

In superb condition throughout, this stunning apartment is entered on the first floor, with stairs leading to the second floor which comprises three double bedrooms, one with en suite bathroom, utility/laundry room and family bathroom; the top (third) floor offers a fantastic open plan living space and kitchen, with doors leading to a private balcony.

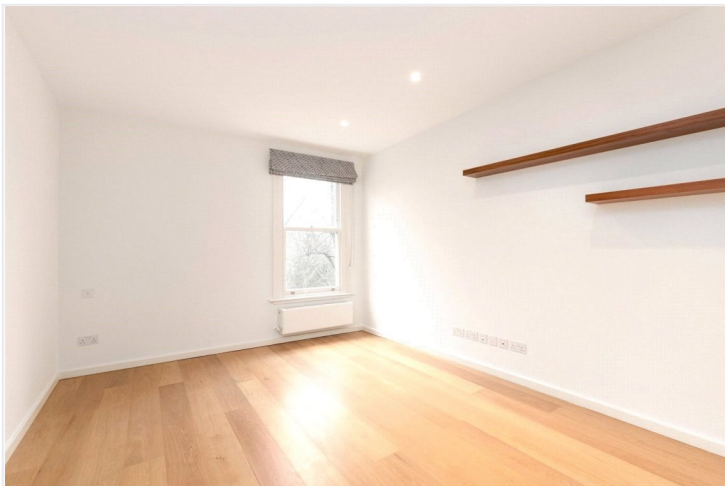




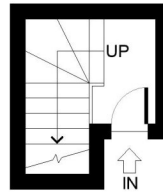
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

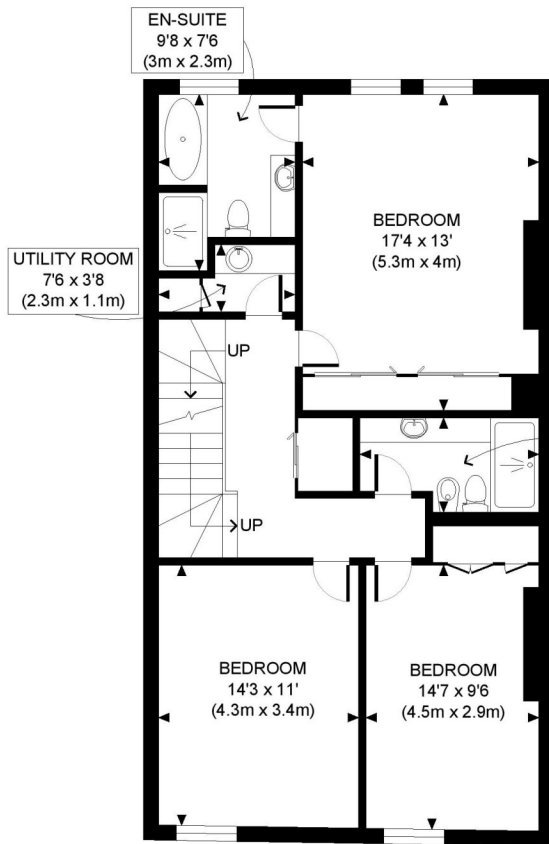
PRICE: £1,575,000 Share of Freehold



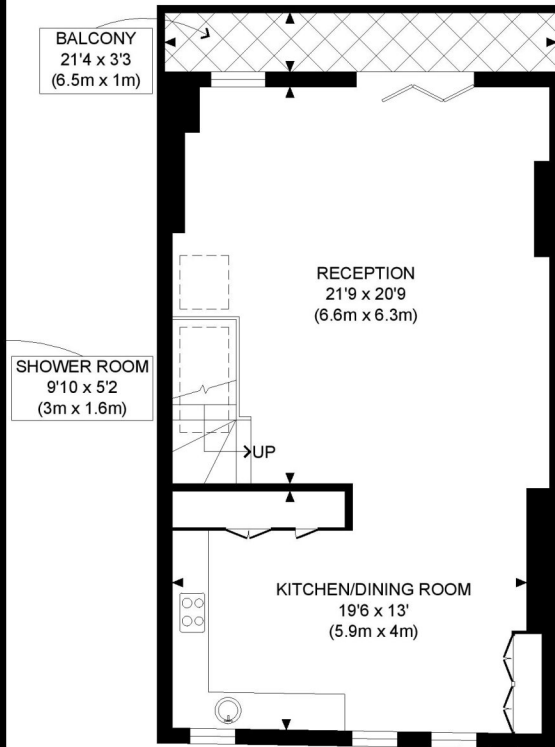
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 51 SQ FT



SECOND FLOOR



THIRD FLOOR



APPROX. GROSS INTERNAL FLOOR AREA: 1647 SQ FT/ 153 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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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for every step...

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