

Sinclair Road, London, W14

£2,350,000 Freehold

A once in a generation opportunity to acquire this substantial Victorian building arranged over five floors, offering approximately 4000sq ft and in need of complete modernisation throughout.

Reception Room | Kitchen | 10 Bedrooms | 4 Bathrooms | 3 Cloakrooms | Garden | 4199 Sq Ft / 390 Sq M | Council Tax Band H | EPC Rating Band G

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LOCATION

Situated within the ever-desirable Brook Green area, the property enjoys a prime location just moments from Kensington High Street and the ongoing Kensington Olympia regeneration. The area offers excellent transport connections via the Overground and Underground providing convenient access to both West and Central London.

A rare and compelling opportunity for investors, developers, or discerning buyers seeking to create a remarkable home or development in one of London's most sought-after locations.

DESCRIPTION

Offered to the market with significant scope for complete modernisation, this substantial property presents an exceptional opportunity for reconfiguration and further extension, subject to the necessary planning permissions.

Currently arranged to provide up to ten potential rental rooms, the existing layout offers clear potential for optimisation and enhancement, making it an ideal investment for those seeking to add value through comprehensive refurbishment or redevelopment.

The possibilities are extensive — the building could be transformed into a collection of spacious apartments or thoughtfully restored and reimagined as a stunning, sizeable family residence of considerable character and scale.

Externally, the property benefits from a 33ft garden with valuable side access, widening towards the rear to provide a versatile outdoor space.





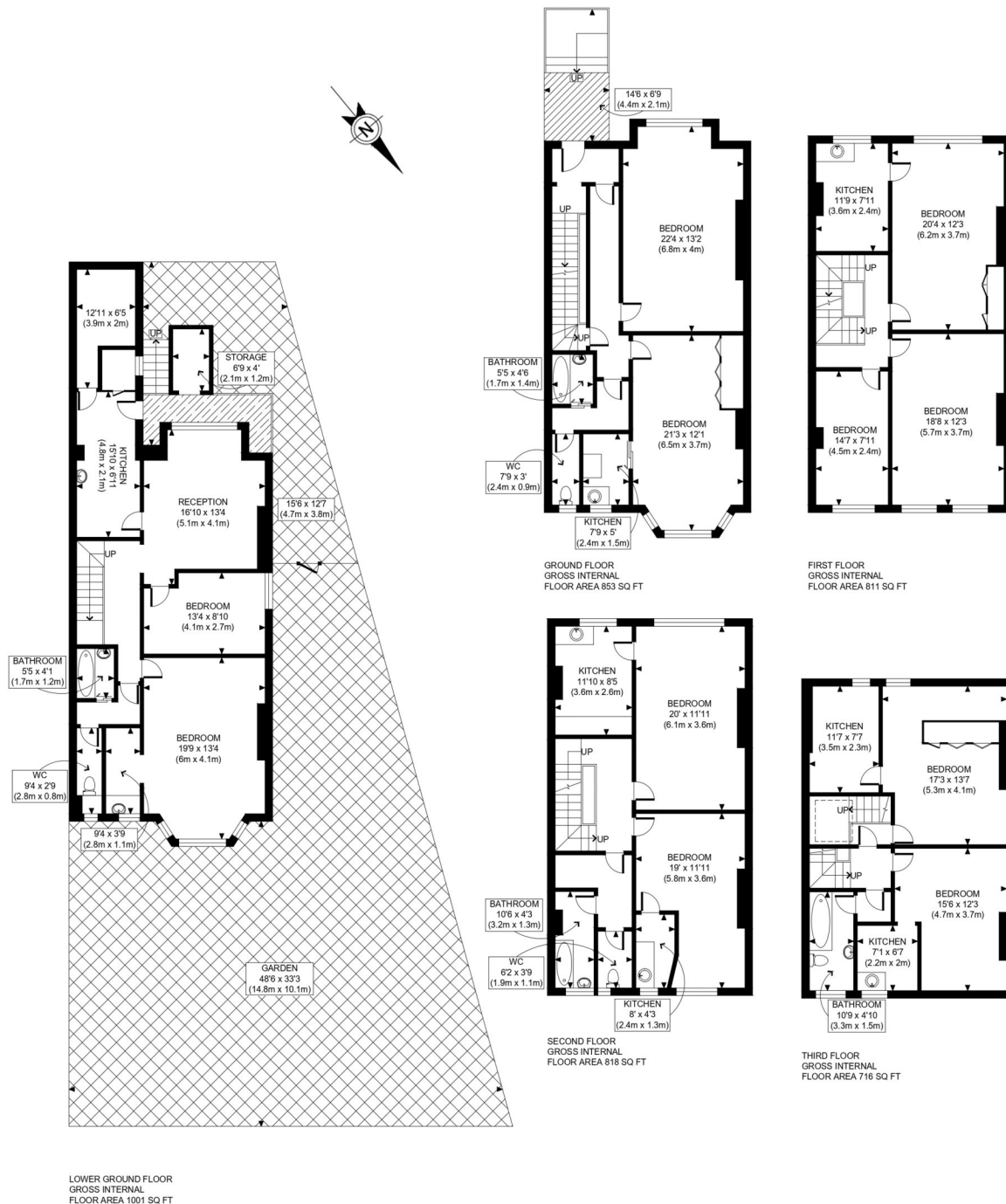
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

PRICE: £2,350,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	4 G	



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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
ONE STOP SHOP FOR PROPERTY MEASUREMENTS

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

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