



## Sinclair Road, W14

£735,000 Share of Freehold

A fabulous two bedroom flat on the first floor of an imposing Victorian townhouse.

Reception Room | Kitchen | Two Bedrooms | Bathroom | 711 Sq Ft / 66 Sq M | Council Tax Band E |  
EPC Rating Band C

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## LOCATION

The property is located mid-way along Sinclair Road, close to the junction with Hofland Road, ideal for the numerous amenities of both Brook Green and Shepherds Bush, including Westfield London, as well as the open spaces of Holland Park. The closest stations are Shepherds Bush (Central Line and Overground) and Hammersmith (Piccadilly, District, Circle and Hammersmith & City Lines). The eagerly anticipated and soon to open Kensington Olympia redevelopment is also within close proximity.

## DESCRIPTION

Extremely well presented throughout, the property offers accommodation comprising entrance hall, reception room with ceiling cornicing and fireplace, kitchen, two double bedrooms and bathroom. The flat offers excellent natural light throughout, as well as good ceiling height, double glazed sash windows and a good range of in built storage.

Underlying Lease:- 125 years from 24 June 1987 (87 years remaining)

Service Charge:- £1200 p.a.

Ground Rent:- N/A







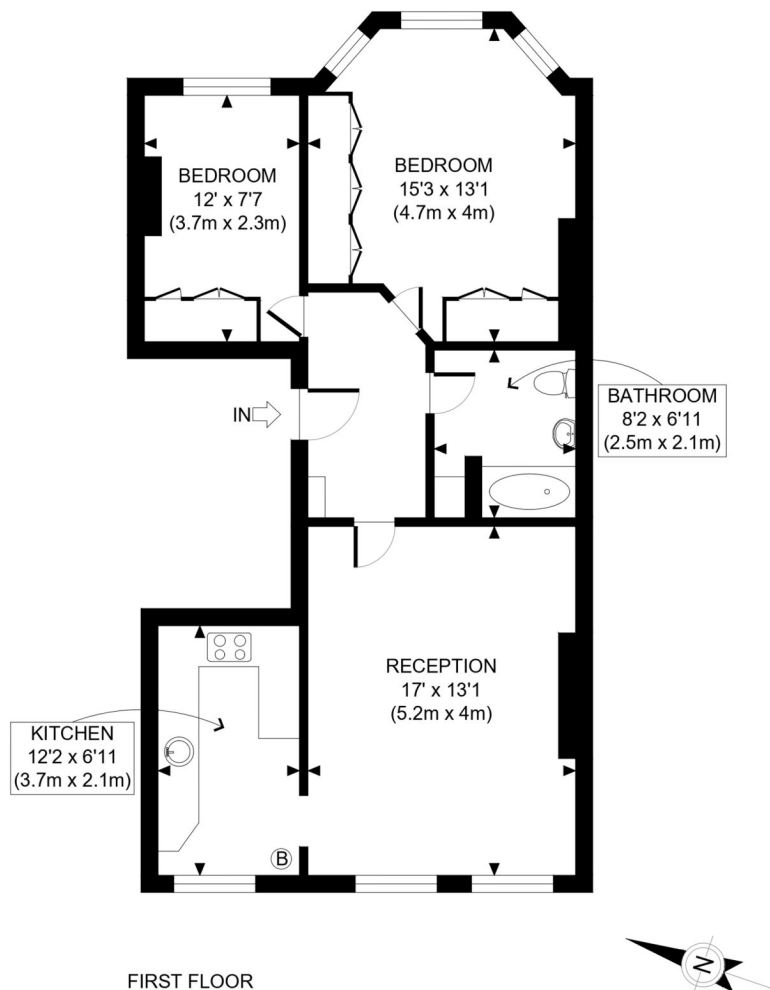
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 87 years 2 months.

**PRICE:** £735,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 711 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 711 SQ FT/ 66 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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