



## Sinclair Road, London, W14

£650,000 Share of Freehold

A superb one bedroom apartment with study and private garden on the lower ground floor of a mid-terrace Victorian house.

Reception Room | Kitchen | Bedroom | Bathroom | Shower Room | Study Room | Garden | 1006 Sq Ft / 93 Sq M | Council Tax Band E | EPC Rating Band C

**Winkworth**





## LOCATION

The property is situated towards the western end of Sinclair Road, close to the junction with Bolingbroke Road. The location is ideal for the numerous local amenities of Brook Green, including a number of superb pubs and restaurants, whilst Westfield London is also within close walking distance. The nearest stations are to be found at Shepherds Bush, Hammersmith and Kensington Olympia.

## DESCRIPTION

Offered in extremely good order throughout, accommodation comprises entrance hall with understairs storage area, reception room, two bedrooms, shower room, bathroom and kitchen, which in turn leads to a good size private garden.

Share of Freehold with an underlying lease of 999 years from and including 24 June 1988

Ground Rent:- N/A

Service Charge:- Paid on an ad hoc basis. Building insurance c. £700 p.a.







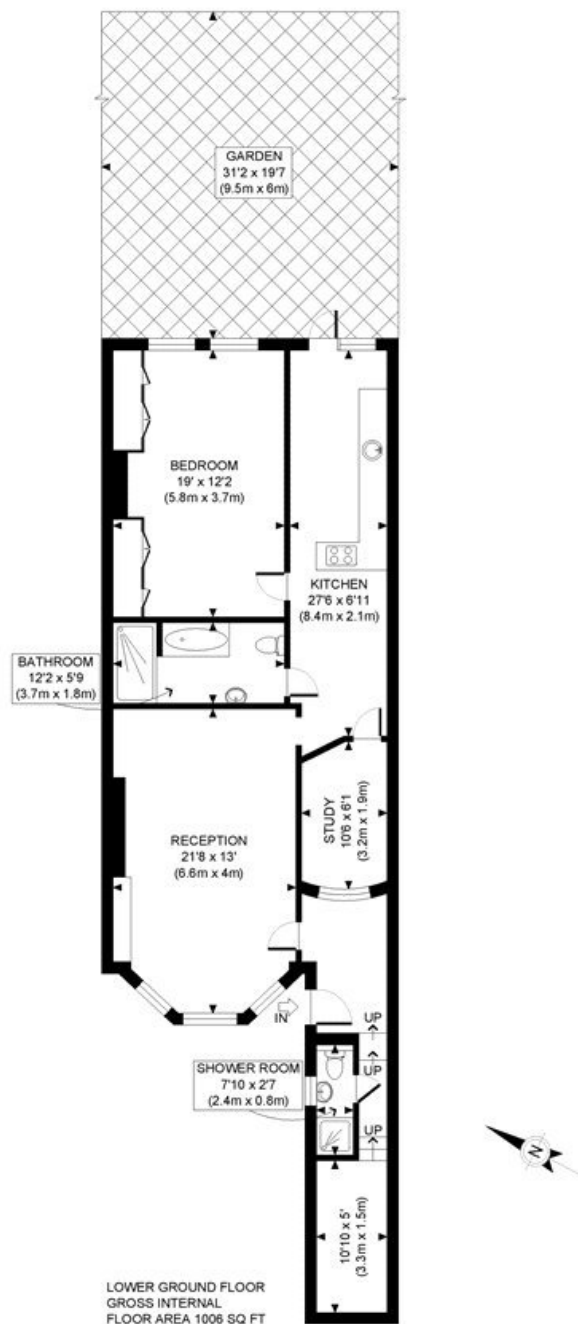
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 961 years 6 months.

**PRICE:** £650,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 1006 SQ FT/ 93 SQM

**Winkworth**

SINCLAIR ROAD, W14

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**  
THE WAY TO THE PROPERTY YOU WANT

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

**Winkworth**

**for every step...**

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.