



SINCLAIR ROAD

LONDON, W14

£399,950
LEASEHOLD

A beautifully presented one bedroom apartment on the top floor of a period conversion in the heart of West Kensington. Comprising of a bright reception room, fully fitted kitchen, double bedroom and family bathroom.

Sinclair Road offers quick access to the shops and amenities of Shepherd's Bush Green and Kensington High Street, with a good selection of local shops and cafés on Richmond Way. The closest Underground stations are located at Hammersmith, West Kensington, Barons Court and Shepherds Bush. London Overground services are on offer at Kensington Olympia and Shepherds Bush.

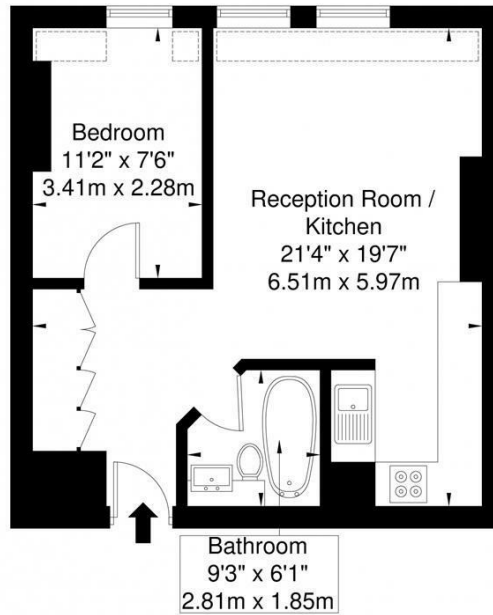
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Approx. Gross Internal Area = 39.6 sq m / 426 sq ft



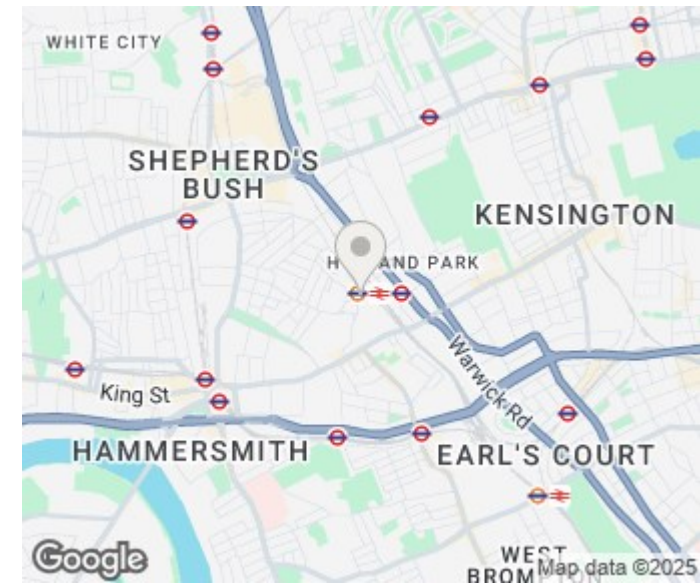
 = Reduced headroom below 1.5m / 5'0



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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