

TO LET



samuel estates
Lettings & Sales

Sinclair Gardens, Shepherds Bush, W14

£1,700.00 PCM

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Property Description

This charming one bedroom flat is situated on the highly desirable and quiet Sinclair Gardens, Shepherds Bush, W14.

The flat boasts a well-presented open-plan living area with a fully integrated kitchen, featuring large bay windows that offer ample natural light. Additionally, the property comprises a comfortable double bedroom and a modern three-piece bathroom with a shower over bath. The location is highly desirable, with Shepherds Bush Overground Station (Southern Line) and Underground (Central line) just a short walk away, providing excellent transport links across London.

A plethora of popular restaurants, bars, and shops are also within walking distance, including the renowned Westfield London Shopping Centre, making this flat an excellent choice for a desirable lifestyle. To arrange a viewing, kindly contact Samuel Estates. Viewings are by appointment only, and this property is expected to be snapped up quickly!

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

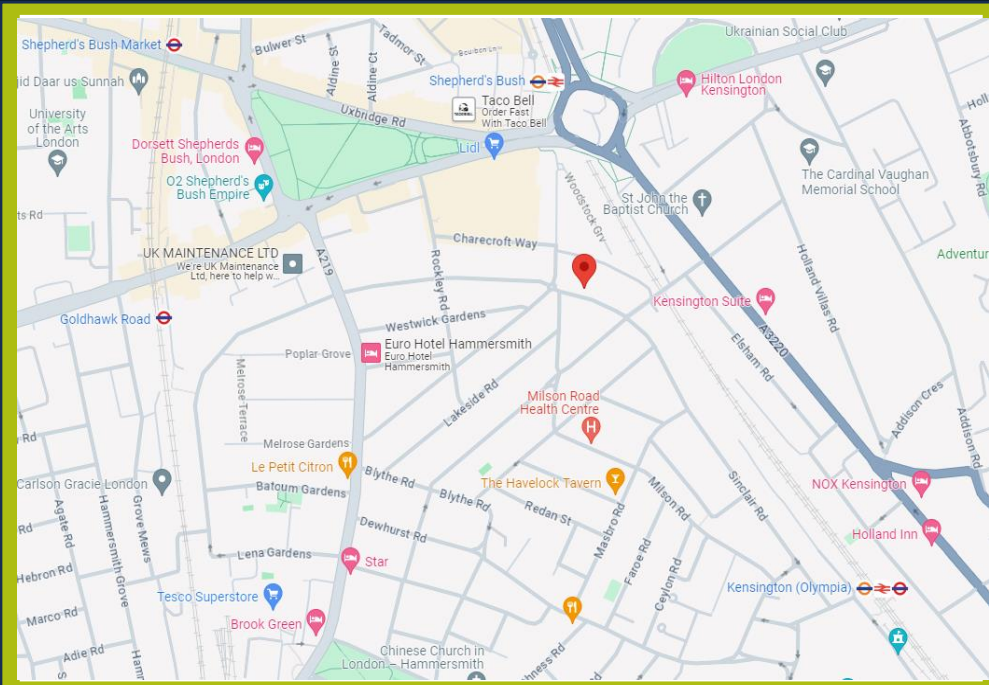
Date Available – 10/07/2024

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – C

Local Authority – Hammersmith and Fulham



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Address: 11-13 Sinclair Gardens, W14
 Approximate net internal area: 348.52 ft² / 32.38 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	70	79
39-54 E		

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