



Sinclair Road, London, W14 0BD

£750,000

An over sized 635 square foot 1 bedroom garden apartment for rent within this stylish boutique development "Atelier"

Surrounded by period properties on a tree lined residential street this development by "Regal London" blends Victorian architecture with modern style and is located moments from Kensington Olympia and Kensington High Street

This apartment is one of the only flats within the development to have its own large garden terrace and has an outlook over the communal gardens and comprises a spacious reception room, one double bedroom a luxury bathroom suite. The flat further benefits from a residents cinema, concierge service, communal gardens and a gym.

All apartments enjoy underfloor heating, Sonos sound systems, fitted wardrobes to all bedrooms and fully fitted luxury kitchens as well as stunning bathroom suites.

GROUND RENT £550 SERVICE CHARGE £3660 LEASE 996 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 1 BEDROOM GARDEN APARTMENT
- PRIVATE GARDEN
- WEST KENSINGTON
- GYM & CINEMA
- CONCIERGE SERVICE
- 635 SQ FT
- MINS FROM KENSINGTON OLYMPIA

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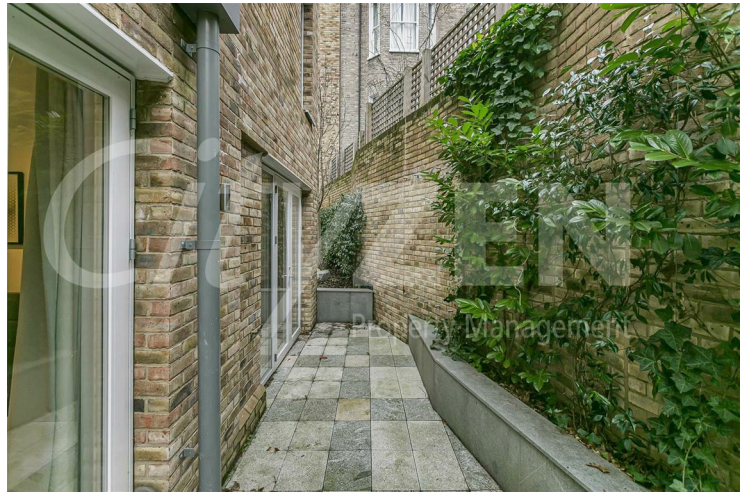
BEDROOM



RECEPTION ROOM



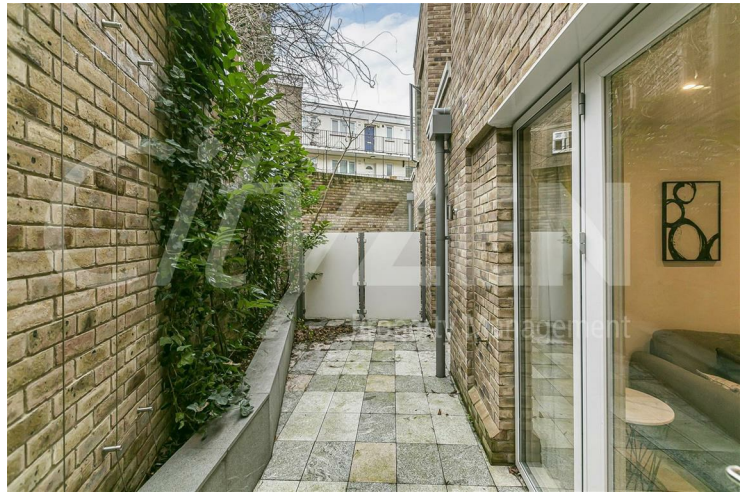
RECEPTION ROOM



PRIVATE GARDEN



RECEPTION ROOM

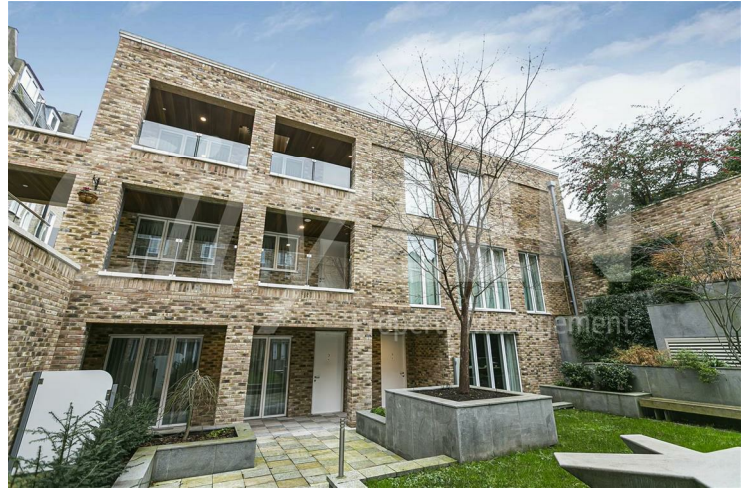


PRIVATE GARDEN

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PRIVATE GARDEN



REAR OF DEVELOPMENT



KITCHEN



RESIDENTS GARDEN



KITCHEN



ATELIER

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ATELIER



BEDROOM



BATHROOM



CINEMA



BEDROOM



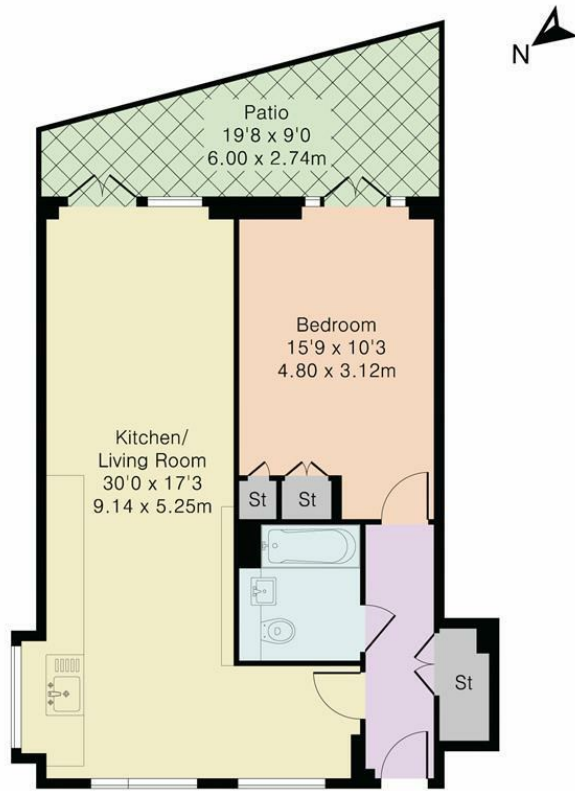
GYM

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CONCIERGE

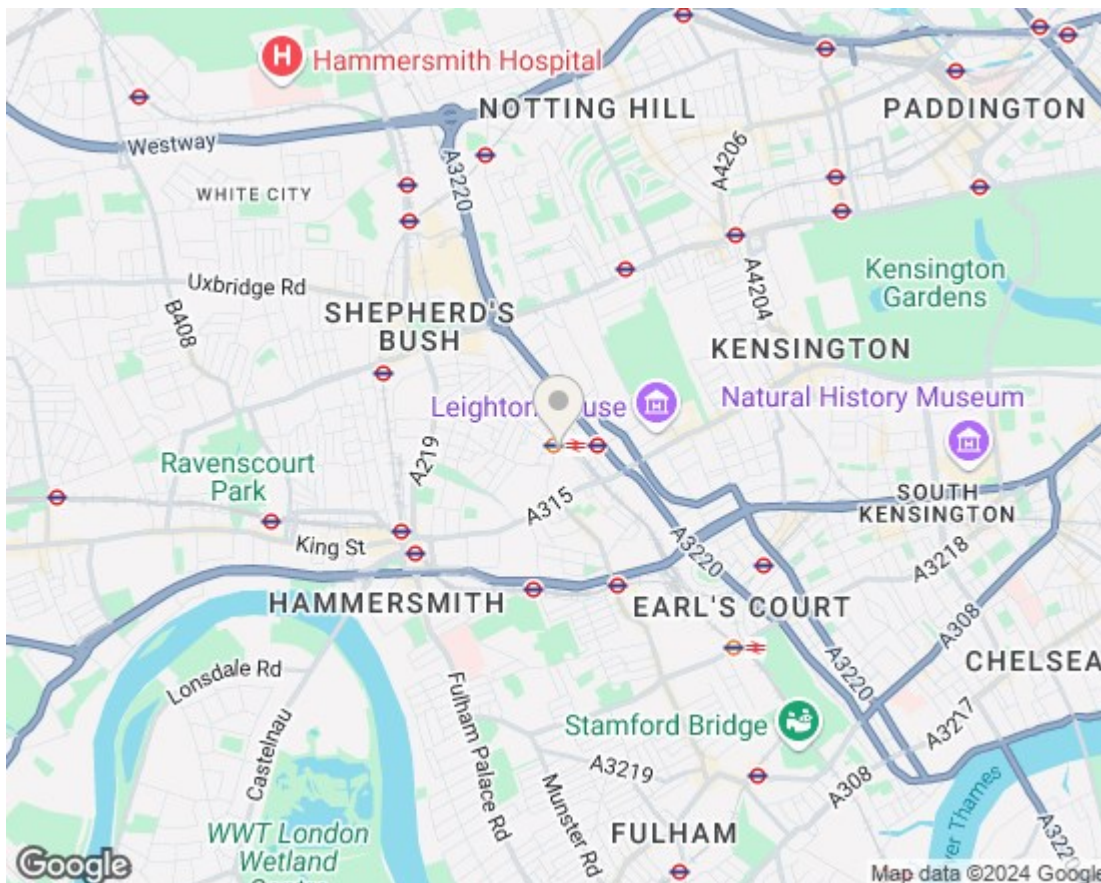
Approximate Gross Internal Area 635 sq ft – 59 sq m



Basement



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B	84	84
	(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.