



**53 SINCLAIR ROAD LONDON W14**  
*£2,800 PER MONTH AVAILABLE NOW*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

53 Sinclair Road London W14

**£2,800 Per Month**  
**Furnished**

 **1 Bedroom**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Elegant One Bedroom, - One Bathroom, - Secure Building with Concierge Service, - Juliette Balcony with Charming Views, - Open-Plan Living Area, - Contemporary and Stylish Kitchen, - Luxurious Interiors Throughout, - Access to Resident Gym and Cinema Room

## Council Tax

Council Tax Band F

## Hamptons

8 Hornton Street  
Kensington, London, W8 4NW  
020 7937 9372  
KensingtonLettings@hamptons.co.uk  
www.hamptons.co.uk

# { MODERN ONE BEDROOM APARTMENT WITH ACCESS TO STATE-OF-THE-ART GYM

## The Property

This modern one bedroom apartment is located in the sought-after Atelier Regal London development at Kensington Olympia. Residents enjoy access to a state-of-the-art gym, a private cinema, and concierge services. The property is ideally positioned for convenient travel into the City via Underground, Overground, and train connections. The apartment features a spacious open-plan living area, a modern kitchen with top-of-the-line integrated appliances, and underfloor heating. Floor-to-ceiling windows flood the space with natural light, complemented by a charming Juliette balcony. The bedroom includes a built-in wardrobe and two large windows that overlook a private courtyard.

## Location

Atelier Apartments is nestled in the heart of Kensington, an area known for its rich history, boutique shops, and diverse dining options. The location provides easy access to the City, Canary Wharf, and the West End, all within walking distance of Underground, Overground, and train stations.



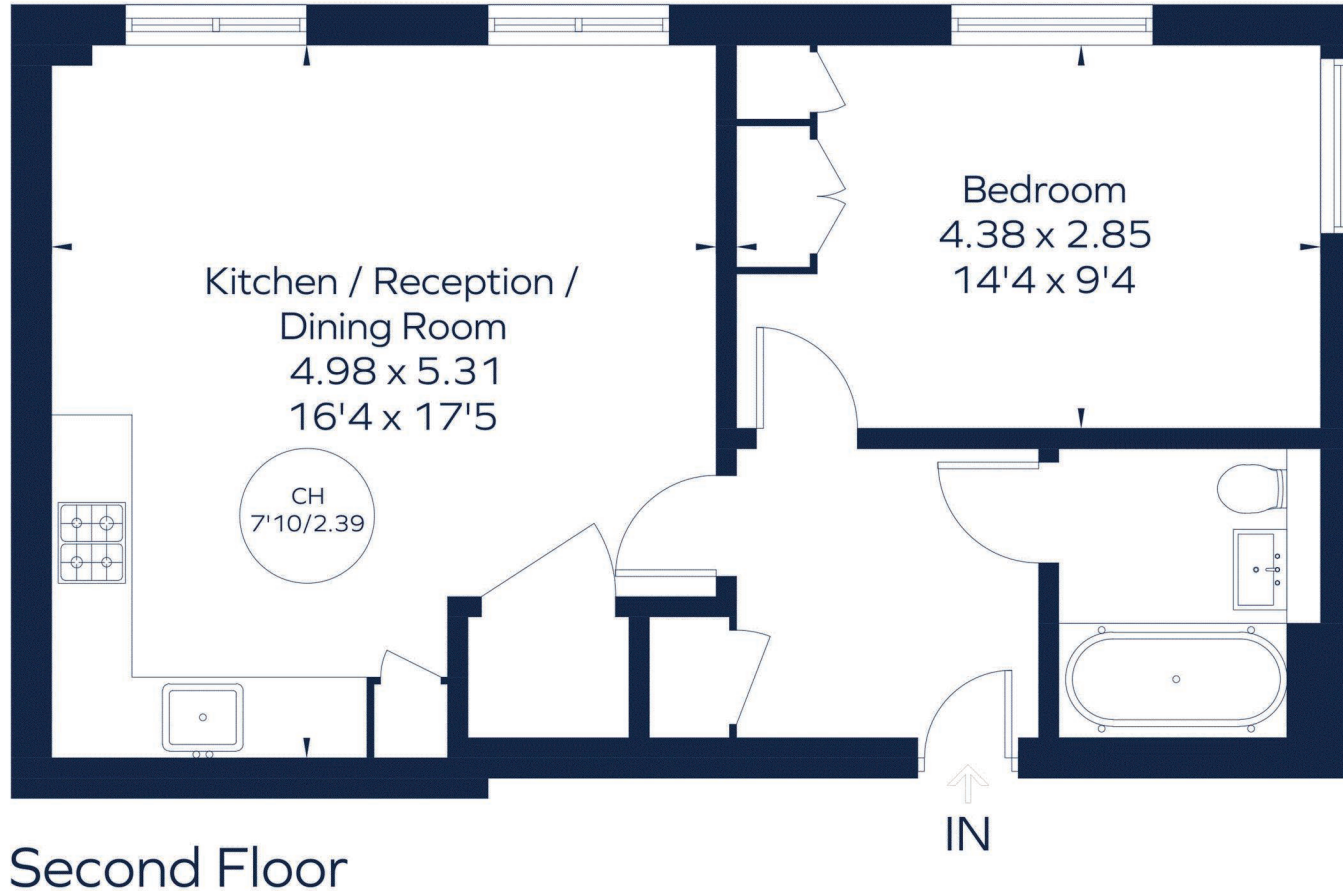
# ATELIER APARTMENTS, SINCLAIR ROAD

Approximate Gross Internal Area

530 sq. ft. (49.2 sq. m.)



CH = Ceiling Height



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 1118621

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	1-10		
Band B	11-15		
Band C	16-20		
Band D	21-25		
Band E	26-30		
Band F	31-35		
Band G	36-50	34	34

EU Directive 2002/91/EC  
England & Wales

