



Sinclair Road, West Kensington W14

A one bedroom flat providing 390 sq ft of accommodation, set on the first floor of this capacious Victorian conversion, benefitting from ceiling heights in excess of 3 meters and a share of freehold.

This snug flat offers a large reception room with interlinking kitchen, one double bedroom, and a large bathroom. With exemplary ceiling height, a large bay window, and part of a beautiful Victorian converted building. Situated in a sought-after residential street in West Kensington/Brook Green, the property benefits from excellent transport links, being within walking distance from Kensington Olympia, Shepherd's Bush, and Goldhawk Road stations (Hammersmith & City, Central, Circle, District, and Mildmay lines), as well as being in easy reach to the extensive shopping and leisure amenities of Westfield shopping complex, including John Lewis and the exclusive SoHo House private members' club.

Asking Price: £370,000 Share of freehold

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Sinclair Road West Kensington W14 0NJ

One bedroom Victorian conversion flat
Capacious reception room with interlinking kitchen.

Spacious Bathroom.

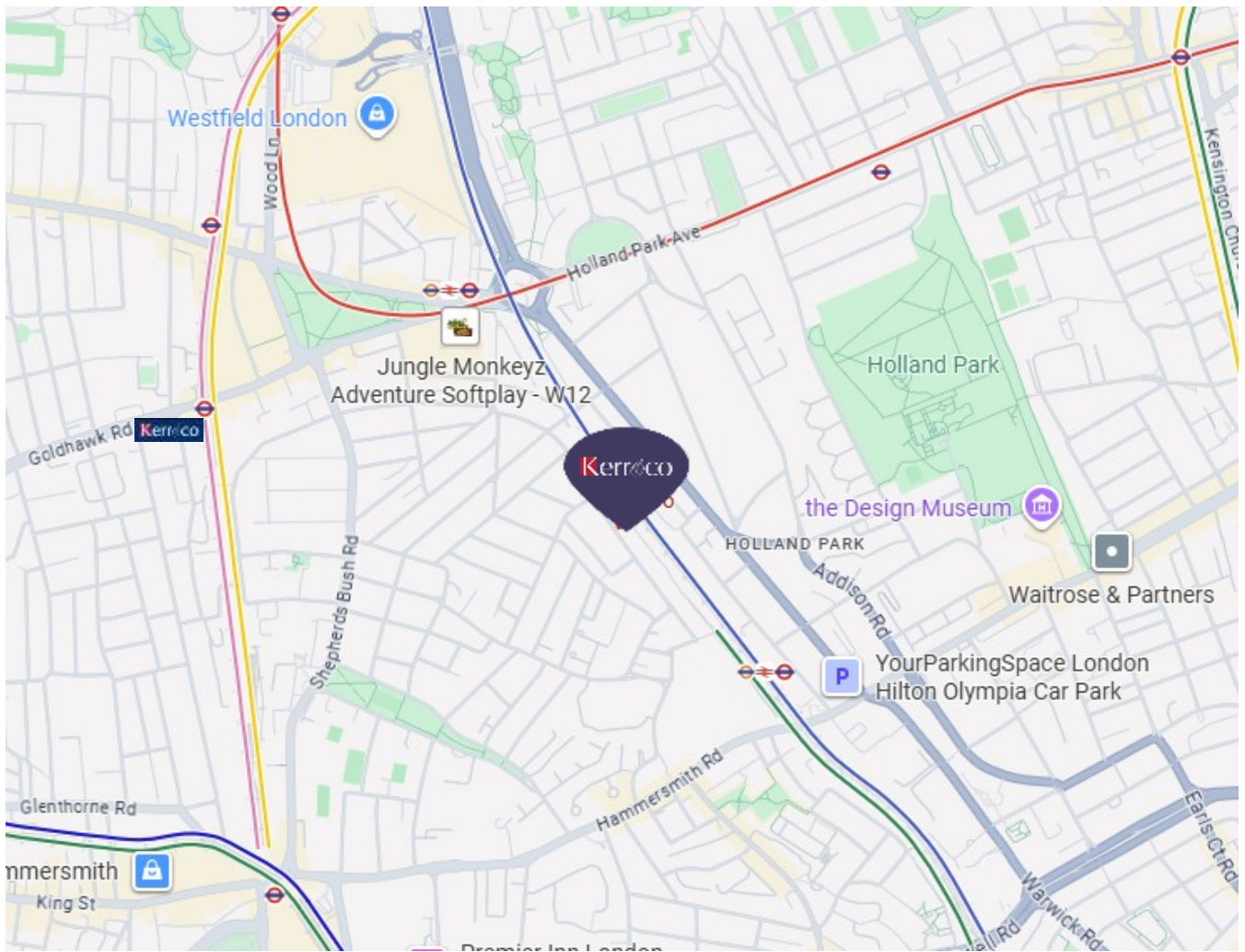
Ceiling height of 3.16 meters.

Well located for ease of access to Goldhawk Road,
Shepherd's Bush and Kensington Olympia
underground stations (Central, Circle, Hammersmith
& City, District and Mildmay lines).

Short walk from shopping amenities in the well
renowned Westfield shopping complex.

N.B. some images use CGI furniture.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	84 B
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

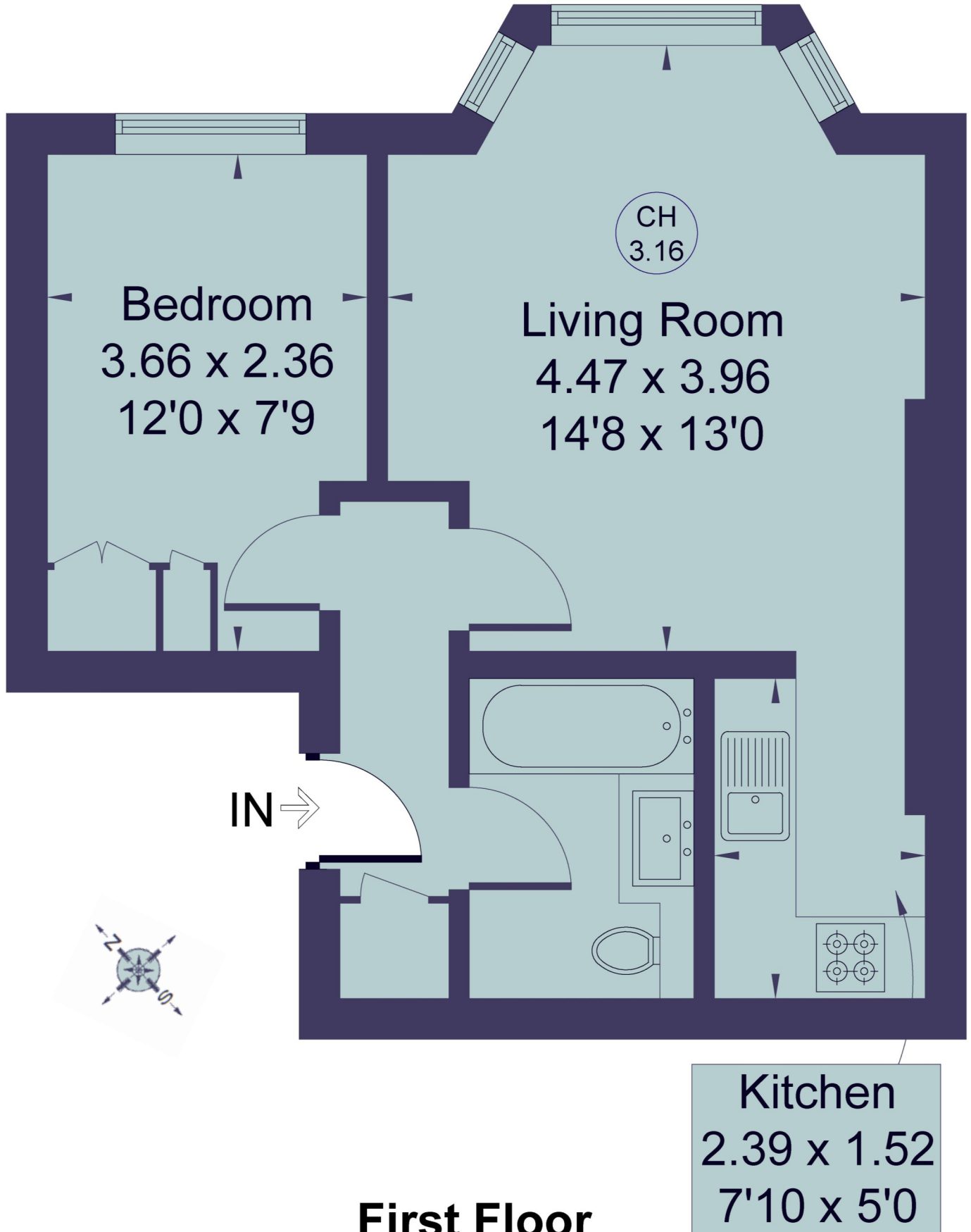
Tenure:	Share in the freehold with an underlying lease of 999 years
Service Charge and Ground Rent:	£1,847 and peppercorn
Service charge covers	Building insurance, communal electricity, repairs and maintenance, and management fees
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band C (£1232.68 for current financial year 24/25)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps up to front doors and internal stairs to flat door
Connected services / utilities:	Mains water and drainage, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Electrical heating via radiators
Flood risk:	Ask agent

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One bedroom Victorian conversion flat

Approximate gross internal floor area: **390 Sq. Ft./ 36.3 Sq. M.**



Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/ conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.