

# FLETCHERS

ESTATE AGENTS



## Sinclair Road, W14

£975,000

A wonderful, duplex conversion flat moments from Kensington Olympia and in the heart of Brook Green. Arranged over two floors and situated within a striking Victorian Villa this fantastic property has been brilliantly renovated by the current owners. The lower floor of the property comprises of a generously sized separate kitchen/diner that comes complete with tastefully modernised quartz counter tops and stylish white cabinetry, fitted appliances, plenty of space for a dining table and a further separate utility space and pantry. Via a set of wooden french doors, this room provides access out into a large private garden.

The ground floor of the flat benefits from great ceiling height throughout and has two double bedrooms, one of which is currently laid out as a nursery by the current owners. The master bedroom has a feature bay window overlooking the garden to the rear for natural light and also has use of plenty of floor to ceiling built in storage. There is also a family bathroom suite to serve this floor. To the front of the flat & again with fantastic ceiling height, there is a brilliant, separate reception room complete with period features maintained.

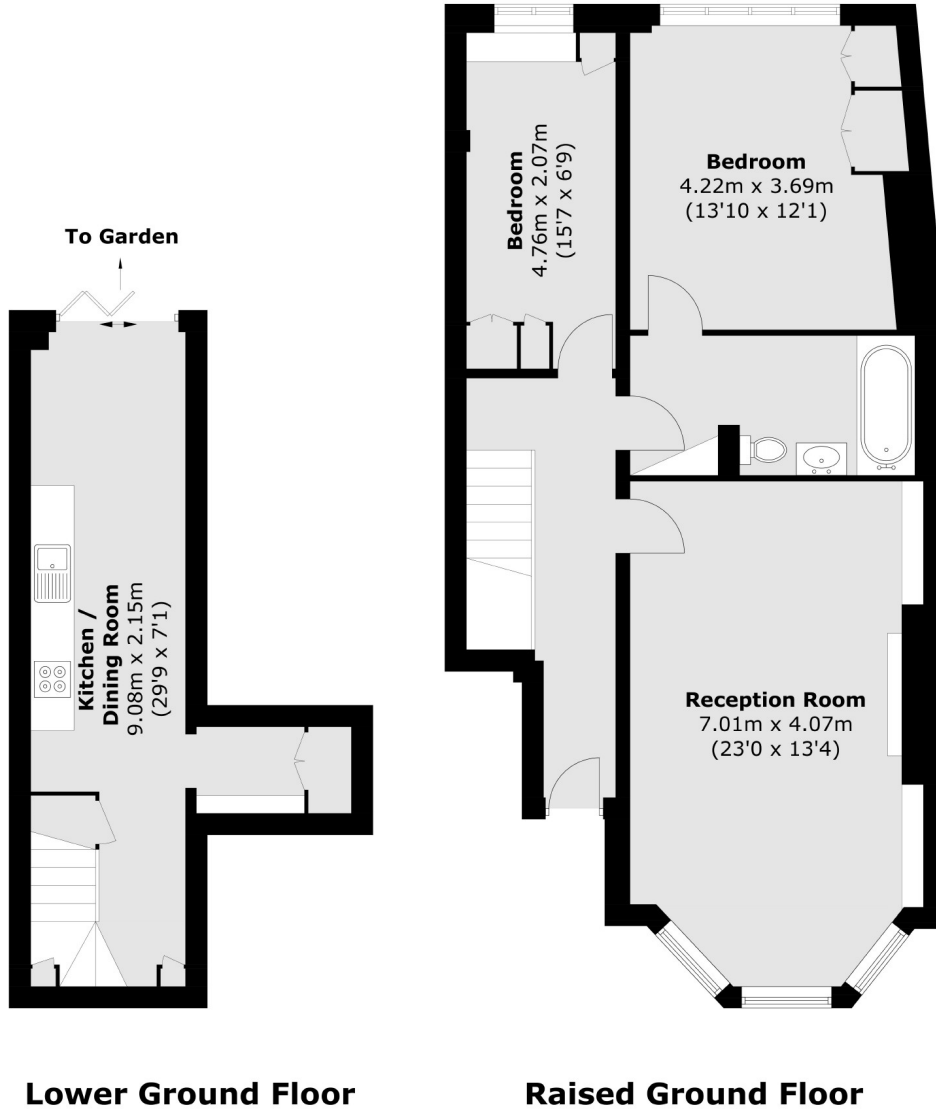
This exceptional home is offered to the market with no onward chain and is a perfect fit for a young couple or family looking to move into a highly sought after neighbourhood.

Sinclair Road is a popular tree lined street in Brook Green. Superbly positioned for easy access to the green open spaces of both Holland Park and Brook Green. It is also excellently positioned for the amenities, bars and restaurants Westfield Shopping Centre has to offer as well as the more independent, eclectic boutiques of Blythe Road. It is also under a mile from Shepherds Bush Station (Central and Overground Lines). Being located under 0.25 miles from Kensington Olympia it is well positioned to benefit from the redevelopment also offered here.

- Two Bedrooms • Excellent Condition Throughout • Heart Of Brook Green • Large Private Rear Garden • Long Lease • Separate Reception/Kitchen •

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Total area (approx.): 96.4 sq. m (1,037.6 sq. ft)

Fletchers Brook Green Lettings  
144 Shepherds Bush Road, Hammersmith, London, W6 7PB  
020 7603 1415  
brookgreensales@fletcherstates.com

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