



OBBARD

31 Sinclair Road
London
W14

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TERMS

GuidePrice
£685,000
Subject to Contract

Tenure
Leasehold (999 years)

ServiceCharge
£3,576 pa (est)

Contact **Charles Hudson** on
020 7349 8920 for further details
or to arrange a viewing.



OBBARD



Contemporary third floor two bed flat in the heart of Brook Green

An exceptional two bedroom third floor flat with a very high specification, open-plan living space, tall ceilings and immaculate finish located in the heart of Brook Green. The flat benefits from a remote control fireplace and Miele appliances and is ideally located walking distance from the Central Line at Shepherds Bush or Holland Park as well as the easy links to both Heathrow and Gatwick airports. There are many amenities on the doorstep including gastro pubs, shops, cafes and all that Westfield has to offer.

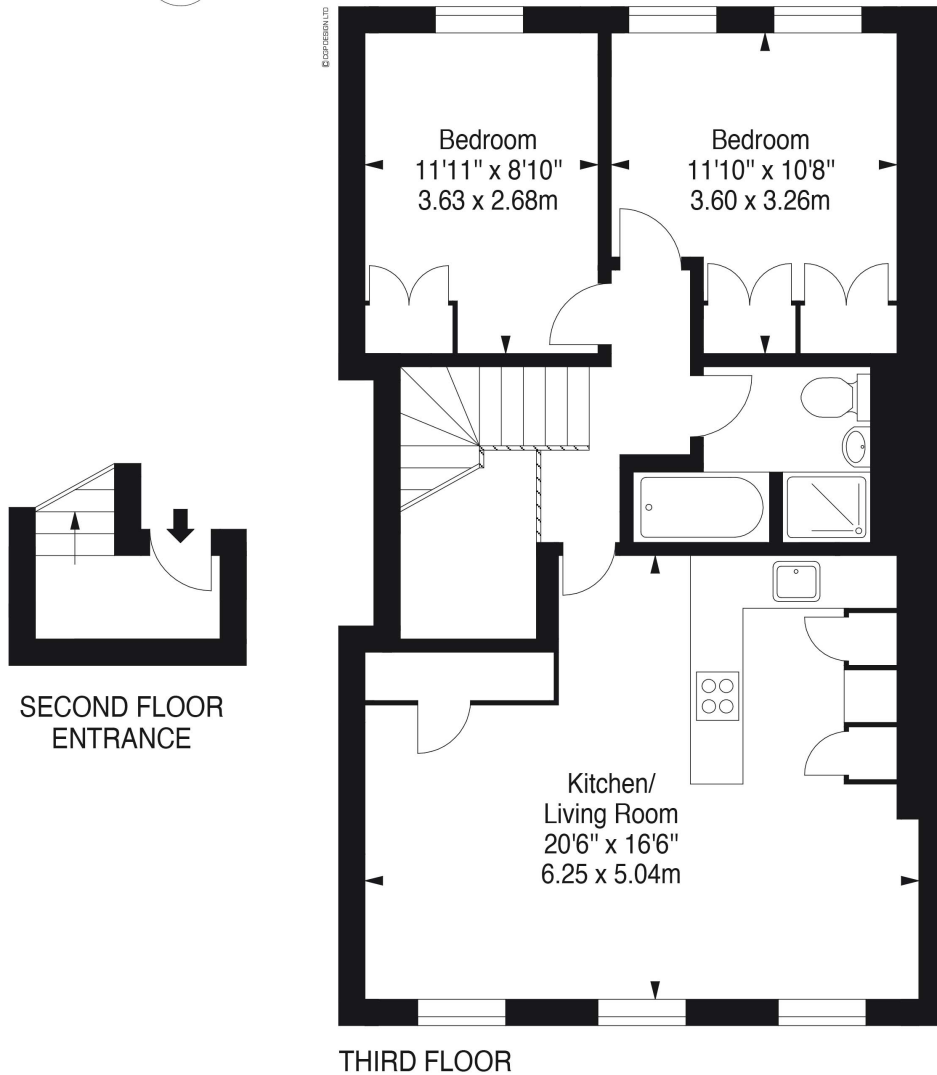
High specification | Open-plan reception | Natural Light | Ideal location

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Floor Plan

APPROX. GROSS INTERNAL AREA *
736 Ft² - 68.37 M²

This floor plan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Important Notice - Obbard, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Obbard have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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EPC

Energy Performance Certificate



Flat 5, 31 Sinclair Road, LONDON, W14 0NS

Dwelling type: Top-floor flat
Date of assessment: 27 May 2014
Date of certificate: 28 May 2014

Reference number: 8609-4732-6329-7227-8543
Type of assessment: RdSAP, existing dwelling
Total floor area: 68 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

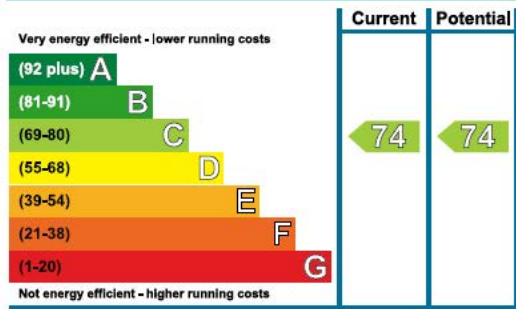
Estimated energy costs of dwelling for 3 years: £ 1,554

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	Not applicable
Heating	£ 1,080 over 3 years	£ 1,080 over 3 years	
Hot Water	£ 342 over 3 years	£ 342 over 3 years	
Totals	£ 1,554	£ 1,554	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).