



Sinclair Road W14



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2 DOUBLE BEDROOMS

RECEPTION/DINING ROOM

KITCHEN

BATHROOM

EPC RATING C 70

COUNCIL TAX BAND E

LEASE LENGTH: 998 YRS APX

**SERVICE CHARGE: £328 PCM
(REDUCING TO £158 PCM APX FROM 1
AUGUST)**

A very well-configured 2 double bedroom apartment occupying the first floor of a handsome stucco fronted Victorian building. The fabulously high-ceilinged reception/kitchen/dining room to the front has double sash windows with extensive built-in shelving. There are mirrored double doors to a spacious kitchen which provide the option of partitioning the two rooms or having an open plan configuration. The principal bedroom to the rear is spacious and has ample built-in storage and bay window with secondary glazing. There is a second bedroom beside with sash window and further built-in storage. This flat is fantastically bright, has excellent cubic space and is generously proportioned throughout.

PRICE GUIDE £625,000
LEASEHOLD - SHARE OF FREEHOLD

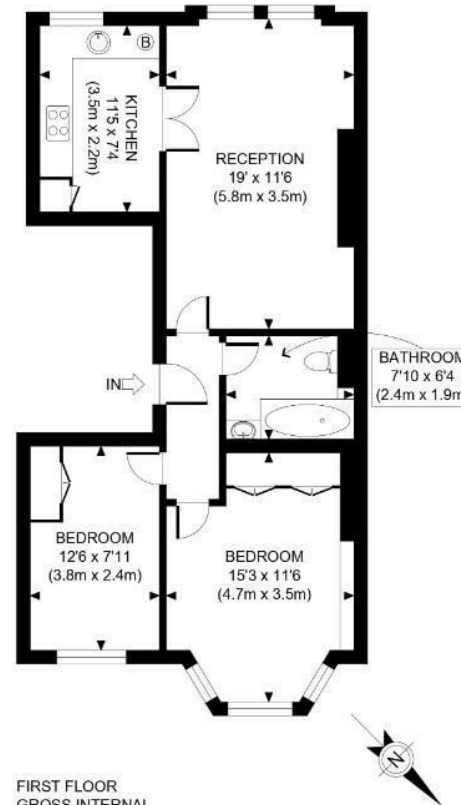
SUBJECT TO CONTRACT







SINCLAIR ROAD, W14



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 657 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 657 SQ FT/ 61 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.