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Sinclair Road W14

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# Sinclair Road W14

**1 BEDROOM**

**FULL WIDTH RECEPTION**

**MEZZANINE**

**AMPLE STORAGE**

**CONTEMPORARY BATHROOM**

**CLOSE TO TRANSPORT**

**CHAIN FREE**

**EPC RATING D 68 | COUNCIL TAX BAND C**

**LEASE LENGTH: 985 YRS APX**

**SERVICE CHARGE: £660 PA APX**

A very generous studio apartment situated on the first floor on an imposing stucco fronted Victorian building.

The open plan kitchen/reception room is spacious and bright with large south facing sash windows. There are steps up to a mezzanine 'sleeping' level with ample storage beneath this cleverly designed raised sleeping area. This property of approximately 421 sq ft feels incredibly spacious and is ideally located for Brook Green's many gastro pubs, restaurants and shops as well as the wonderful Olympia London development advertised as a forthcoming world-leading cultural.

**PRICE GUIDE £360,000**  
**SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**

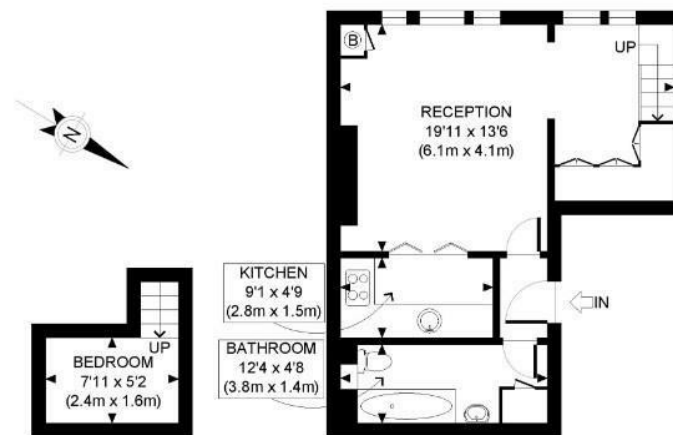








SINCLAIR ROAD, W14



MEZZANINE  
GROSS INTERNAL  
FLOOR AREA 48 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 373 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 421 SQ FT/ 39 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.