



Sinclair Road W14



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2 DOUBLE BEDROOMS

**RECEPTION/KITCHEN/BREAKFAST
ROOM**

BATHROOM

GUEST CLOAKROOM

DECKED GARDEN

EPC RATING C 71

COUNCIL TAX BAND E

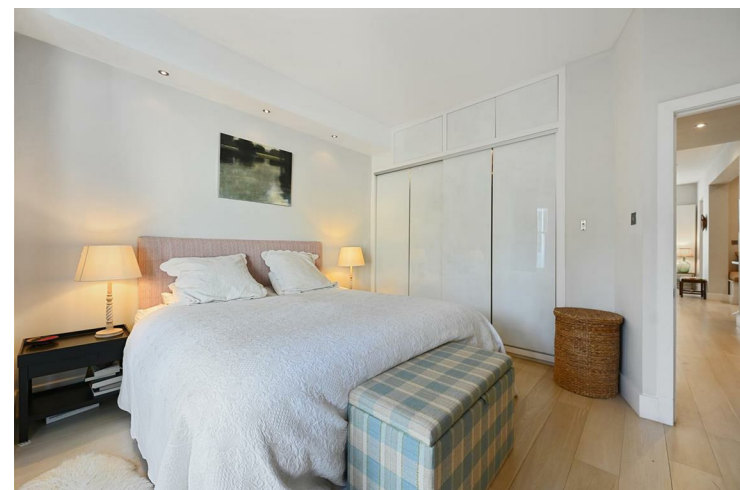
LEASE LENGTH: 142 YRS APX

SERVICE CHARGE: £2230 PA APX

A fabulous, lateral 2 double bedroom flat which occupies the entire lower ground floor of a handsome stucco-fronted Victorian property with excellent living/entertaining space and a decked and walled garden. The open plan reception/kitchen/breakfast room is to the front of the property and has a large curved bay window, wood floor, a generous built-in banquette and excellent built-in shelving. The spacious principal bedroom is to the rear and has a bay window, built-in wardrobes and French doors opening onto the decked and raised garden which enjoys an open aspect. The 2nd bedroom is beside. There is a bathroom and additional guest cloakroom under the entrance stairs with extensive storage beyond. This very well presented property of approximately 1006 sq ft is wonderfully bright and exceptionally well-located for the incredible £1.3 billion Olympia Development and a plethora of gastro pubs and cafés in Brook Green Village.

**PRICE GUIDE £785,000
LEASEHOLD**

SUBJECT TO CONTRACT









LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1006 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1006 SQ FT/ 93 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.