



Sinclair Road W14



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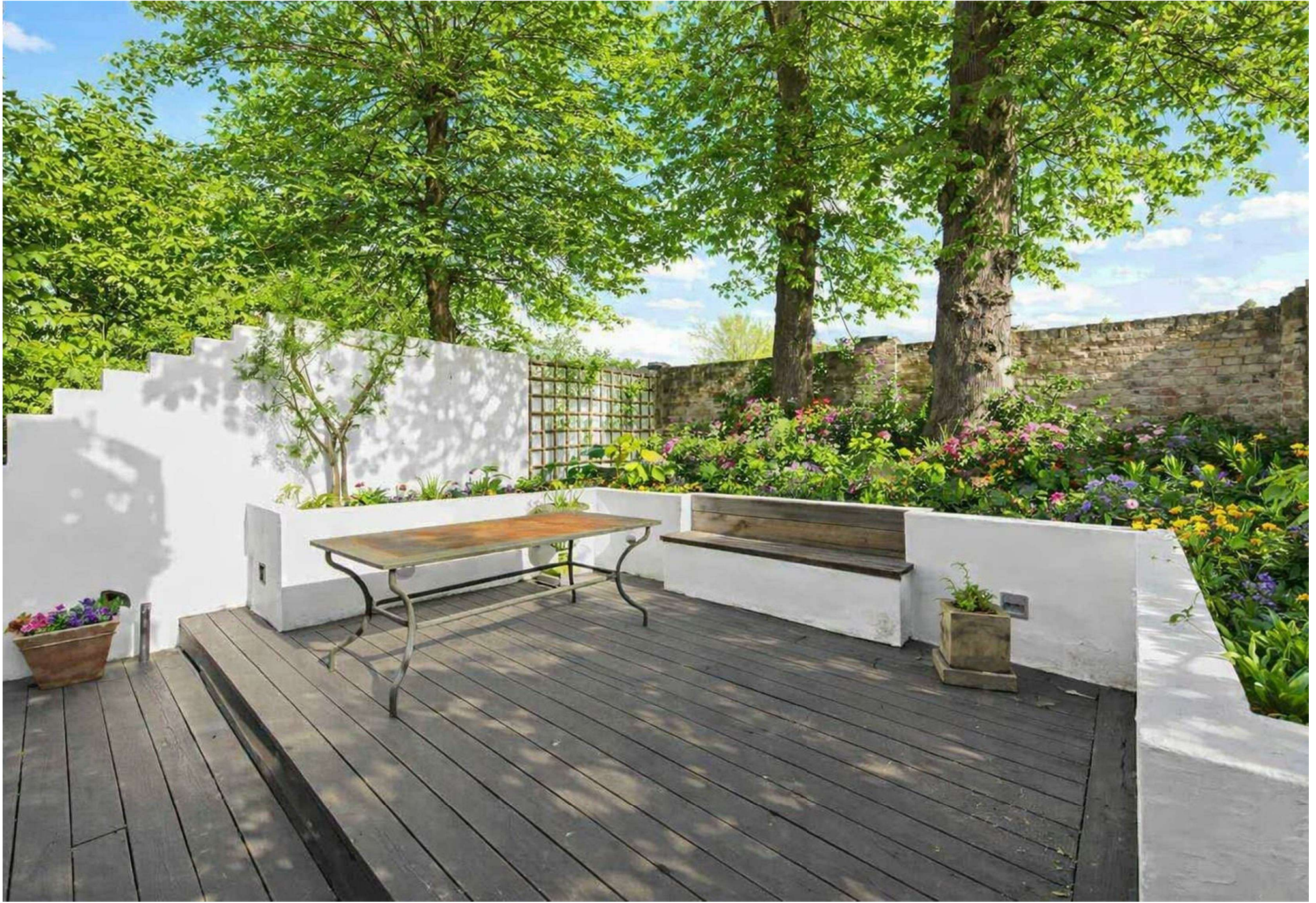
2 DOUBLE BEDROOMS
RECEPTION/KITCHEN/BREAKFAST
ROOM
BATHROOM
GUEST CLOAKROOM
DECKED GARDEN
EPC RATING C 71
COUNCIL TAX BAND E
SERVICE CHARGE: £2,230 PA APX

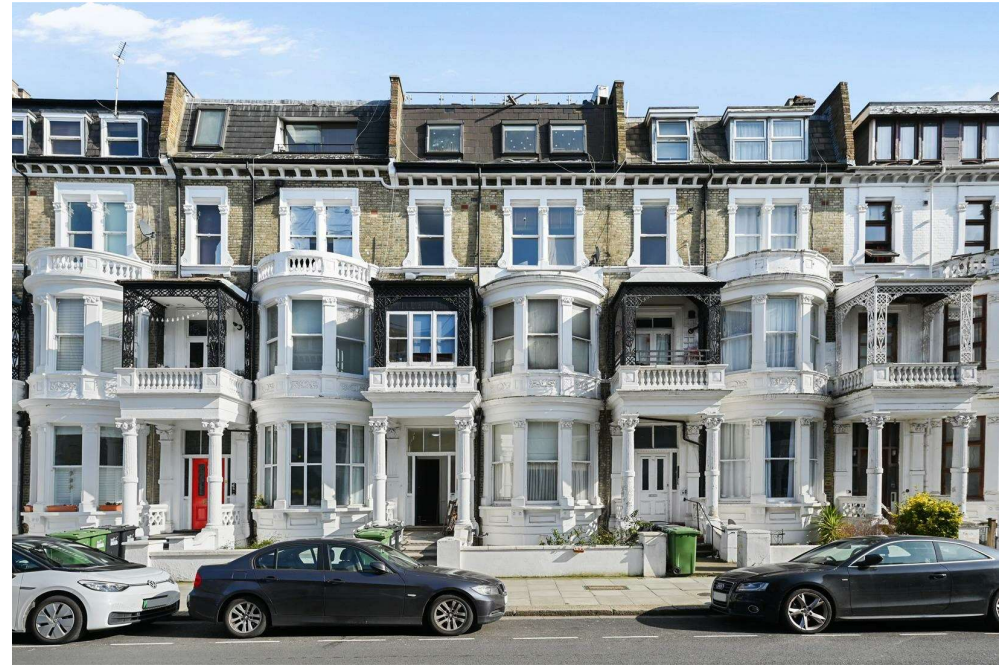
A fabulous, lateral 2 double bedroom flat which occupies the entire lower ground floor of a handsome stucco-fronted Victorian property with excellent living/entertaining space and a decked and walled garden. The open plan reception/kitchen/breakfast room is to the front of the property and has a large 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 £700,000
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