



Sinclair Gardens W14



# Sinclair Gardens W14

**3 DOUBLE BEDROOMS**

**RECEPTION**

**KITCHEN/BREAKFAST ROOM**

**2 BATHROOMS (1 ENSUITE & 1 SHOWER ROOM)**

**GUEST CLOAKROOM**

**UTILITY ROOM II ROOF TERRACE**

**WALK-IN WARDROBE**

**EPC RATING C 75 II COUNCIL TAX BAND F**

**LEASE LENGTH: 949 YRS APX**

**MANAGEMENT CHARGE: £434 PA APX**

A sensational 3 double bedroom upper maisonette which occupies the top 2 floors of an imposing Victorian residence with truly excellent flexible living/entertaining space. The incredible, full width 21' x 15' reception is to the rear of the 3rd floor and has sliding doors to the decked southerly terrace which enjoys a green vista and is very private. The reception is open to the kitchen/breakfast room but has the option of being separated via sliding glass pocket doors and there is a convenient utility room off the kitchen/breakfast room which has very good storage. A handsome cast iron spiral staircase leads to a 2nd decked roof terrace which has fabulous 360° panoramic views across Brook Green and further afield. There is also a guest cloakroom on this floor. There are 3 double bedrooms on the 2nd floor including the principal bedroom suite to the rear which has a walk-in wardrobe and a generous, contemporary en suite bathroom. The 2 further good-sized bedrooms are to the front. This highly individual and stylish property of 1460 sq ft can be moved into at no further expense and is within close proximity of the amazing £1.3B Olympia Development, Holland Park, Westfield London and an array of transport links!

**PRICE GUIDE: £1.25M**

**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**



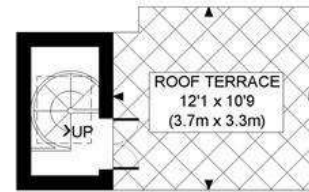




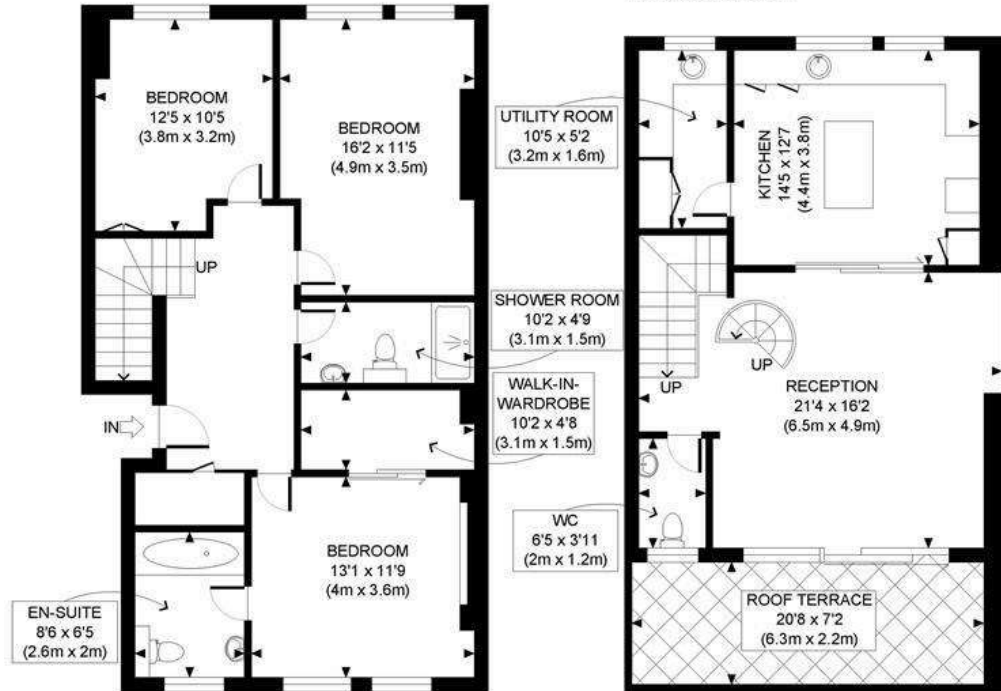




SINCLAIR GARDENS, W14



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 30 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 808 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 622 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1460 SQ FT/ 136 SQM

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