



Sinclair Road W14



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2 DOUBLE BEDROOMS
RECEPTION / DINING ROOM
KITCHEN
BATHROOM
EPC RATING: D 63
COUNCIL TAX BAND: C
LEASE LENGTH: 147 YEARS APX
SERVICE CHARGE: £2400 PA APX
GROUND RENT: £240 PA APX
BUILDINGS INSURANCE: £1185 PA APX

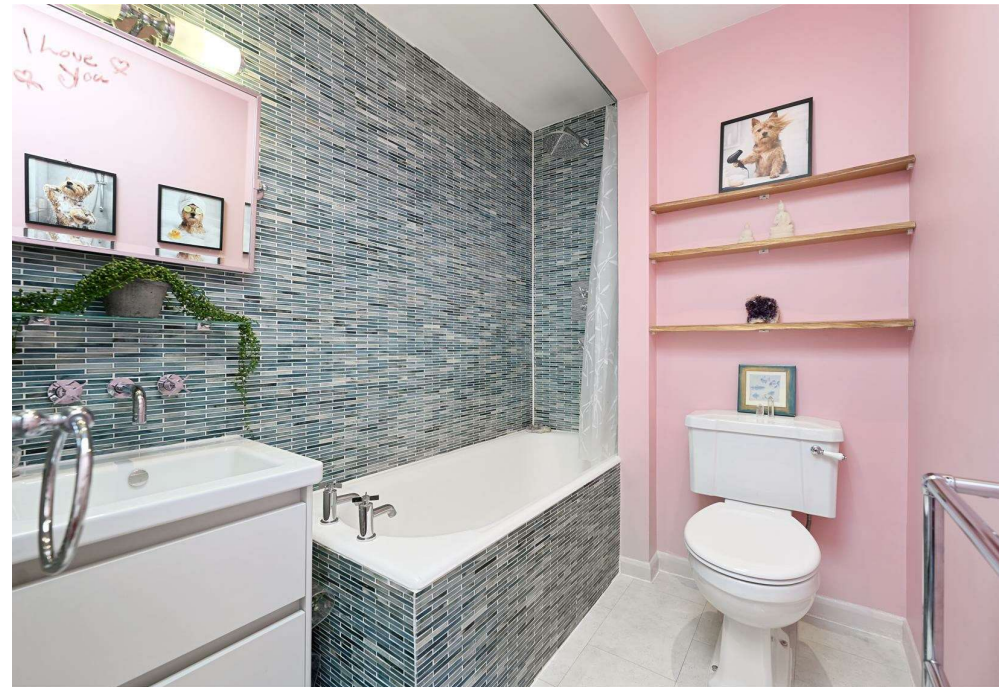
A well-configured 2 double bedroom upper maisonette occupying the third floor of an impressive Victorian building.

The spacious reception/dining room, positioned at the front of the property, features 3 sash windows, bespoke dwarf cupboards with shelving and is open to the striking atrium staircase. Adjacent to the reception is a contemporary kitchen, finished with elegant marble worktops and a wood floor. The generous principal bedroom is quietly situated at the rear of the property with excellent built-in wardrobes. Alongside, the second double bedroom enjoys a bright southerly aspect and also offers built-in storage.

Extending to approximately 883 sq ft, this wonderfully light home is excellently located for the new Olympia development and a short distance to a wide range of local amenities and transport links.

PRICE GUIDE £625,000
LEASEHOLD
SUBJECT TO CONTRACT







SINCLAIR ROAD, W14



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 66 SQ FT

THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 817 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 883 SQ FT/ 82 SQM

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.