



Sinclair Road W14



# Sinclair Road W14

**1 BEDROOM**

**RECEPTION**

**KITCHEN/BREAKFAST ROOM**

**BATHROOM**

**STUDY**

**DECKED & WALLED GARDEN**

**STORAGE / GUEST CLOAKROOM**

**EPC RATING C 70 / COUNCIL TAX BAND  
E**

**LEASE LENGTH: 961 YEARS APX**

**BUILDING INSURANCE: £600 PA APX**

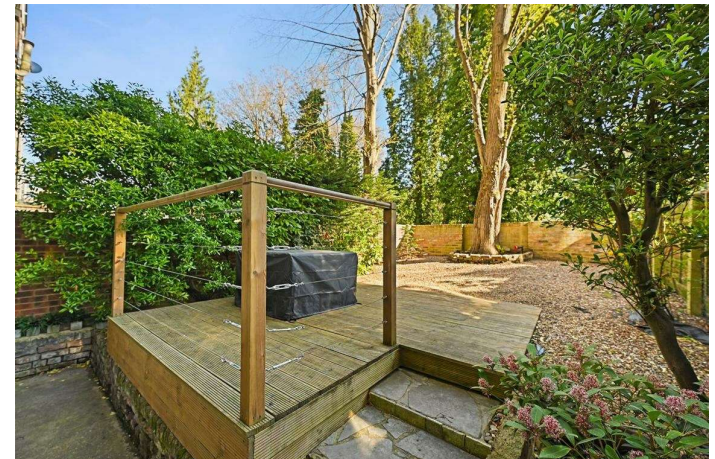
A wonderful lateral 1 bedroom flat which occupies the entire lower ground floor of a handsome stucco-fronted Victorian property with excellent living/entertaining space and a decked and walled garden. The reception is to the front of the property and has a large curved bay window, wood floor, a handsome feature fireplace and built-in shelving. The kitchen/breakfast room is to the rear and has good built-in cupboards and integrated appliances. Doors open on to the fabulous decked and pebbled garden which enjoys an open aspect. There is a generous principal bedroom also situated to the rear with extensive built-in cupboards and 2 large sash windows overlooking the garden. There is also a contemporary bathroom, a guest cloakroom and an additional study area.

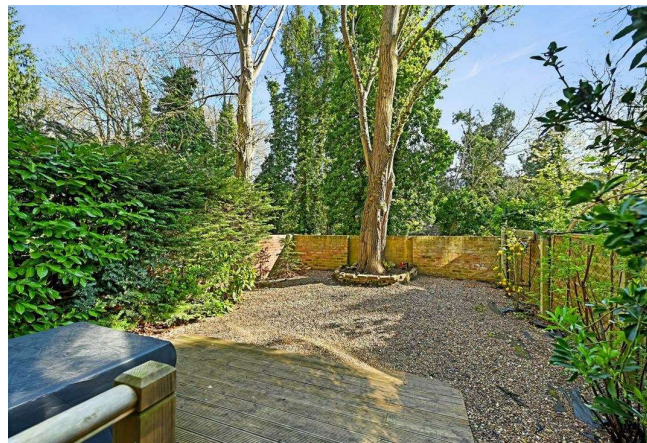
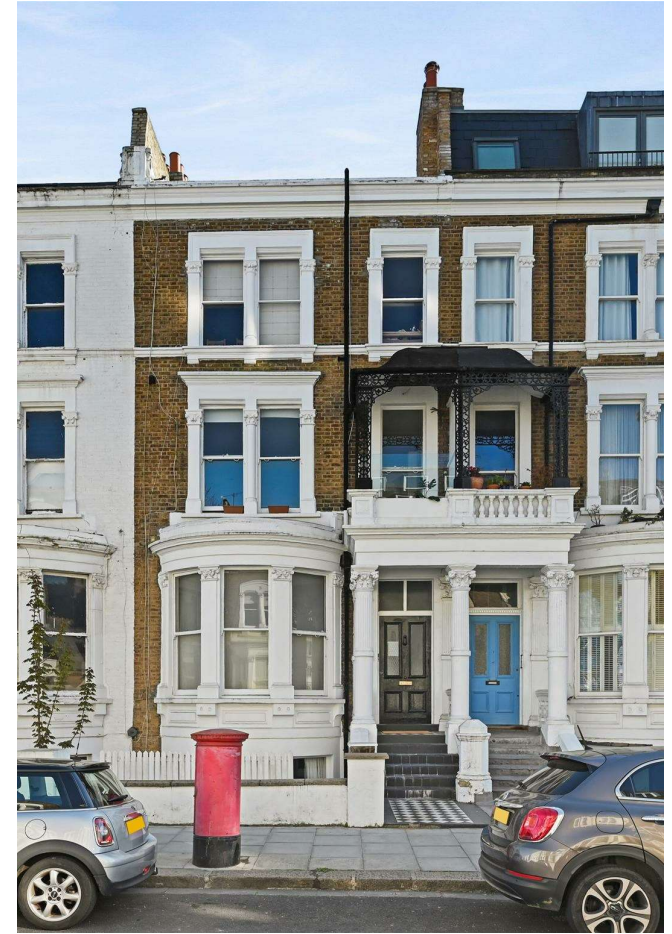
This well-presented property of approximately 1000 sq ft is flooded with light, has extensive storage and is ideally located within walking distance of the incredible £1.3 billion London Olympia development as well as the plethora of gastro pubs and cafes in Brook Green Village.

**PRICE GUIDE £650,000**

**LEASEHOLD - SHARE OF FREEHOLD**

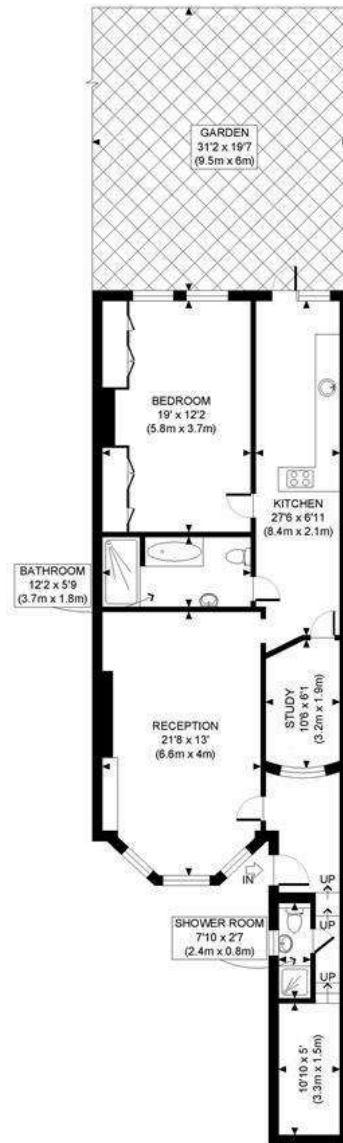
**SUBJECT TO CONTRACT**







SINCLAIR ROAD, W14



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  
NOT FOR CONSTRUCTION PURPOSES