



Atelier Apartments Sinclair Road, London, W14 0BD

Welcome to Atelier Apartments Sinclair Road, London

Atelier Apartment is a state of the art development, located in the heart of London's prestigious West Kensington.

There is excellent outside space with a private patio and an internal communal courtyard. In addition, the property is being sold with an allocated underground parking space, with individual Pod-Point electric vehicle chargers available in the parking bays.

Atelier Apartments boasts excellent onsite amenities which include a Concierge, Gym, residents Cinema room and communal gardens.

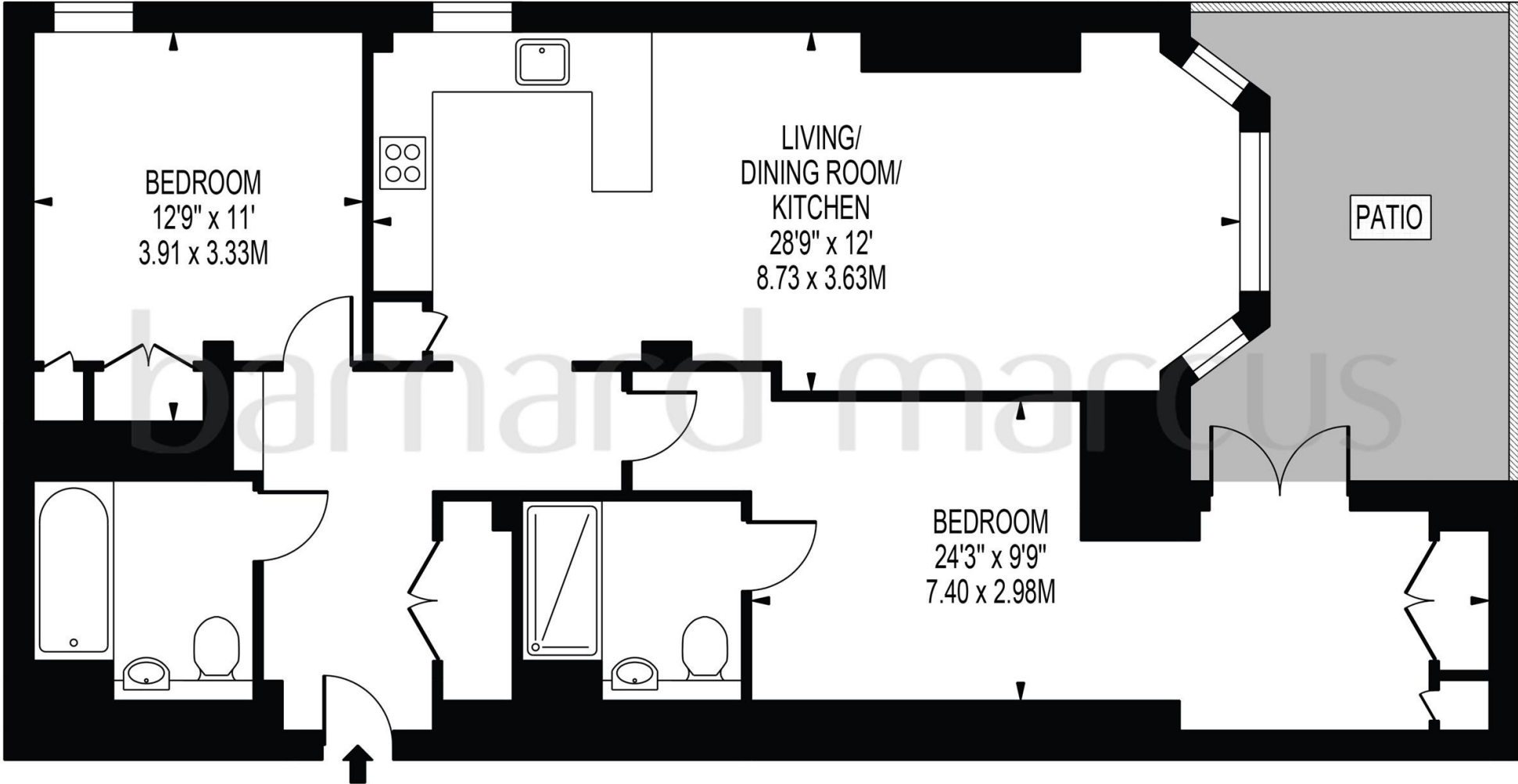
Set on Sinclair Road, a wide residential street of distinctive period buildings, the development is only 0.3 mile away from Kensington Olympia. The landmark Olympia redevelopment is set to deliver a world-class theatre, live music arena, luxury hotels, fine dining and beautifully landscaped public spaces, enhancing the cultural and lifestyle offering of the neighbourhood.

The location also provides convenient access to High Street Kensington and Hammersmith Broadway, with transport links via Kensington Olympia (London Overground), Shepherds Bush (Central line) and Hammersmith (Piccadilly, District and Hammersmith & City lines). The property is also well placed for easy access to the M4, Heathrow and the West, yet remains relatively central.



ATELIER APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 896 SQ FT - 83.26 SQ M



GARDEN FLAT

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Atelier Apartments Sinclair Road, London

- Two Bedrooms
- Bathroom and En Suite
- Modern
- Private Courtyard
- Communal Garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: G Service Charge: 8600.00

Ground Rent: 650.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The property is circa 896 sq ft (83 sq.m) and comprises of; two double bedrooms, two bathrooms (including a modern en-suite and a second bathroom with an Aquavision in-built television in the bath area), a modern fitted kitchen, and spacious reception room.

offers in excess of **£900,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WKT107494



Property Ref:
WKT107494 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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