



Sinclair Road W14



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**2 DOUBLE BEDROOMS**

**RECEPTION / KITCHEN / BREAKFAST ROOM**

**BATHROOM & SHOWER ROOM**

**LANDSCAPED GARDEN & FRONT PATIO AREA**

**EPC RATING: C 75**

**COUNCIL TAX BAND: E**

**LEASE LENGTH: 991 YRS APX**

**SERVICE CHARGE: £2,549 PA APX**

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A very well presented lateral 2 double bedroom flat which occupies the entire lower ground of a handsome stucco fronted Victorian property with excellent living/entertaining space. The entry way has been opened up to create the illusion of an extra wide reception. The open plan kitchen/breakfast room/reception to the front has a large, curved bay window, attractive wood flooring throughout and a contemporary kitchen with integrated appliances. The spacious principal bedroom to the rear has double doors onto the generous paved garden which enjoys an open aspect, the 2nd bedroom is beside. The family bathroom is besides the bedrooms. There is an additional shower and utility room under the stairs with extensive storage which has been damp proofed. This generous property of approximately 914 sq ft has excellent cubic space and is ideally located for the fantastic £1.3 billion Olympia Development as well as a variety of gastro pubs and cafes in Brook Green village.

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**PRICE GUIDE £825,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**







SINCLAIR ROAD, W14



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 914 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 914 SQ FT/ 85 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.

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