

Sinclair Road W14



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2 DOUBLE BEDROOMS
RECEPTION / DINING ROOM
KITCHEN
BATHROOM

EPC RATING: D 59

COUNCIL TAX BAND D

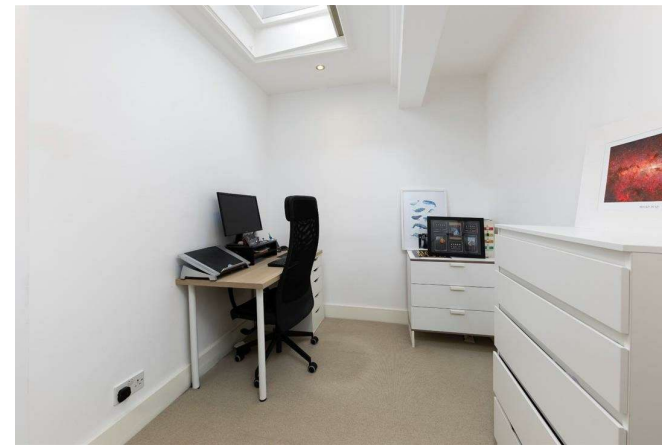
LEASE LENGTH: 984 YRS APX

SERVICE CHARGE: £2,000 PA APX

A generous 2 double bedroom apartment situated on the third floor of an imposing Victorian conversion. The large reception/kitchen/dining room to the front has sizeable dormer windows and extensive dwarf cupboards. Double doors open naturally into the well equipped kitchen. There is also potential to explore a roof conversion (such as a mansard), which could increase headroom on both sides of the flat and may allow for an enlarged bedroom layout, subject to the usual planning consents. The principal bedroom to the rear is spacious, with ample built in storage and fantastic southerly views over Brook Green. There is a second bedroom beside with useful storage. There is an additional cupboard storage on the landing. The bathroom is situated on the half landing. This property of approximately 764 sq ft is fantastically bright and is exceptionally well-located for the incredible £1.3 billion Olympia London Development and a plethora of gastro pubs and cafes in and around Brook Green.



PRICE GUIDE £625,000
LEASEHOLD - SHARE OF FREEHOLD
SUBJECT TO CONTRACT



Sinclair Road, W14

Approximate gross internal area
71 sq m / 764 sq ft

Under 1.5m head height



Floor Plan produced for Finlay Brewer by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.