



Sinclair Road W14



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2 DOUBLE BEDROOMS

**OPEN PLAN
RECEPTION/KITCHEN/BREAKFAST
ROOM**

2 BATHROOMS (1 EN SUITE)

DECKED & WALLED GARDEN

EPC RATING: C 80

COUNCIL TAX BAND C

LEASE LENGTH: 959 YRS APX

SERVICE CHARGE: £2,500 - £3,000 PA APX

A highly individual 2 double bedroom lateral apartment occupying the lower ground floor of an imposing Victorian building with very good living/entertaining space and a generous garden.

The open plan reception/kitchen/breakfast room is wonderfully bright with a large skylight and full-width bi-fold doors which open onto the decked and walled garden which has a fabulous open aspect. The principal bedroom has an en suite shower room, good built-in wardrobes and French doors to the garden. There is a 2nd double bedroom and further bathroom to the front of the property. This well-presented apartment of approximately 830 sq ft appears to be in very good order with wood flooring and excellent storage throughout. It is ideally located within walking distance of High Street Kensington, the transport hub at Hammersmith Broad and of course the new Olympia development.

**PRICE GUIDE £750,000
SHARE OF FREEHOLD**

SUBJECT TO CONTRACT

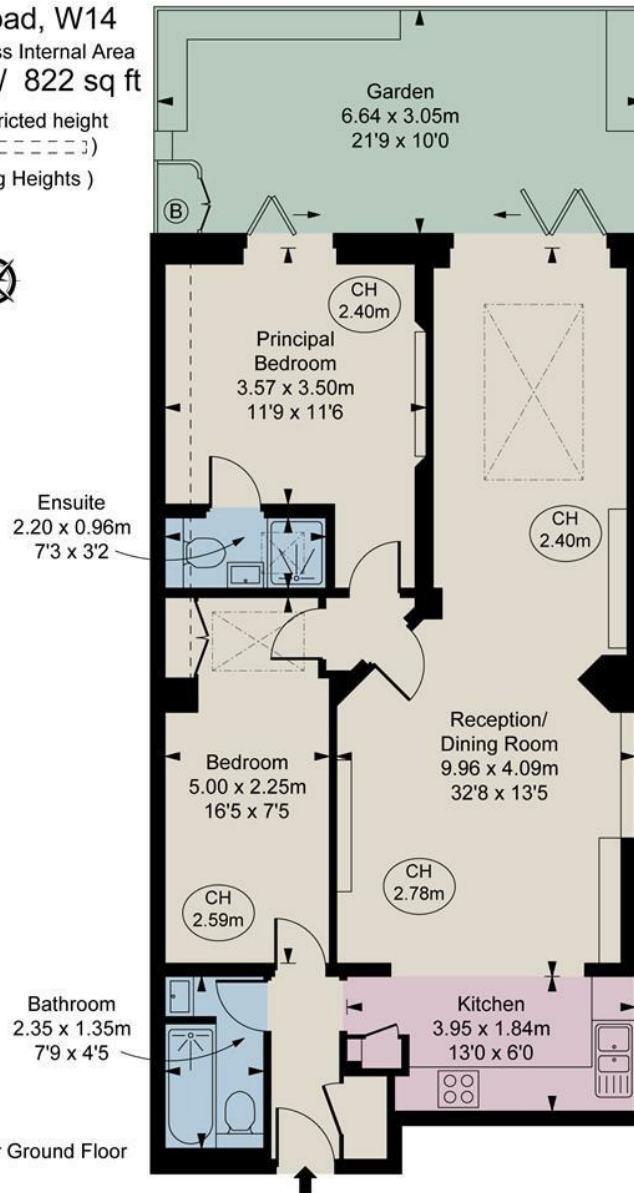




Sinclair Road, W14
Approximate Gross Internal Area
76.36 sq m / 822 sq ft

(Including restricted height
under 1.5m (-----))

(CH = Ceiling Heights)



Lower Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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