



Sinclair Road W14





# Sinclair Road W14

**2 BEDROOMS**

**RECEPTION**

**FITTED KITCHEN**

**BATHROOM**

**EPC RATING: C 72**

**COUNCIL TAX BAND: E**

**LEASE LENGTH: 85 YRS APX**

**SERVICE CHARGE: £1,500 PA APX**

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A well-configured 2 double bedroom lateral flat which occupies the second floor of an imposing Victorian property which has recently undergone extensive external redecoration. The generous 17'10 x 13' reception is to the rear of the property and has good built-in shelves and a sash window with the kitchen situated beside. The 2 bedrooms are to the front which have built-in wardrobes. There is also a tiled bathroom. This property of approximately 726 sq ft is wonderfully bright and well-proportioned throughout.

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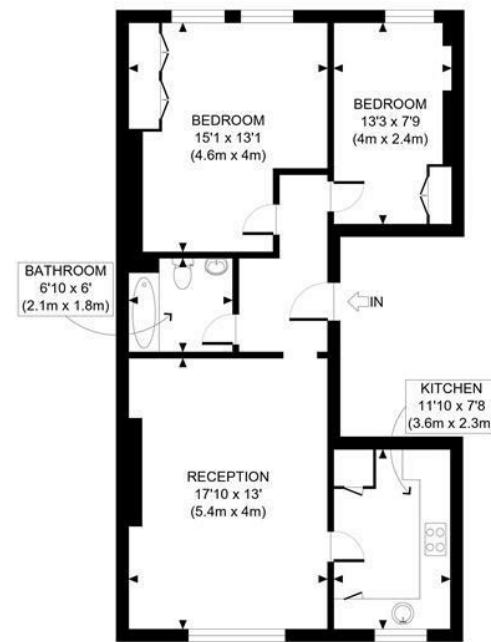
**PRICE GUIDE £625,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**





SINCLAIR ROAD, W14



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 726 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 726 SQ FT/ 67 SQM

**PROPERTY PHOTO PLANS** CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.