



Sinclair Road W14



Sinclair Road W14

1 BEDROOM

RECEPTION

KITCHEN/BREAKFAST ROOM

BATHROOM

STUDY

DECKED & WALLED GARDEN

STORAGE / GUEST CLOAKROOM

**EPC RATING C 70 / COUNCIL TAX
BAND E**

LEASE LENGTH: 961YEARS APX

BUILDING INSURANCE: £600 PA APX

A wonderful lateral 1 bedroom flat which occupies the entire lower ground floor of a handsome stucco-fronted Victorian property with excellent living/entertaining space and a decked and walled garden. The reception is to the front of the property and has a large curved bay window, wood floor, a handsome feature fireplace and built-in shelving. The kitchen/breakfast room is to the rear and has good built-in cupboards and integrated appliances. Doors open on to the fabulous decked and pebbled garden which enjoys an open aspect. There is a generous principal bedroom also situated to the rear with extensive built-in cupboards and 2 large sash windows overlooking the garden. There is also a contemporary bathroom, a guest cloakroom and an additional study area.

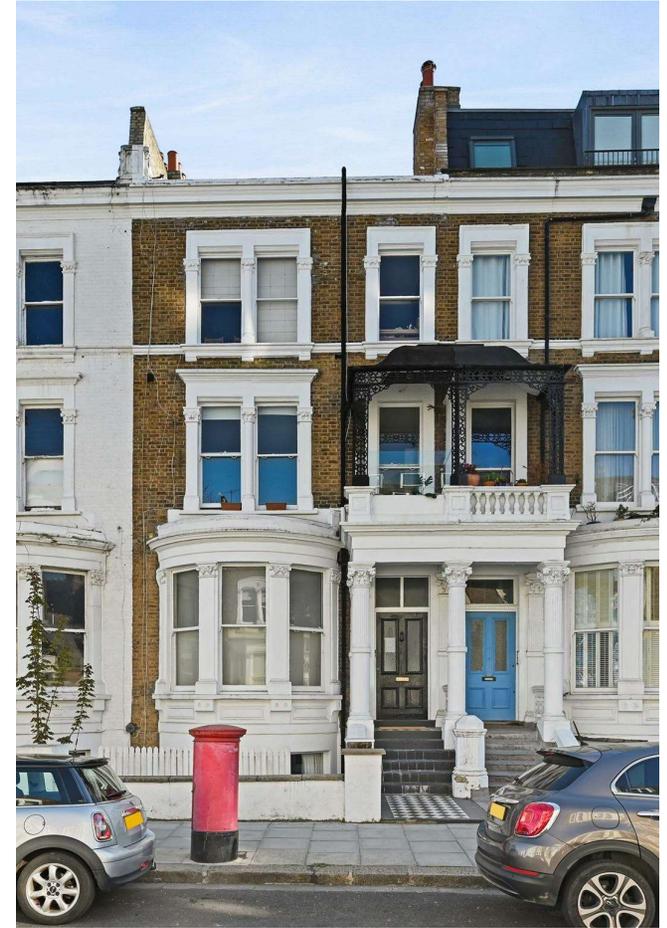
This well-presented property of approximately 1000 sq ft is flooded with light, has extensive storage and is ideally located within walking distance of the incredible £1.3 billion London Olympia development as well as the plethora of gastro pubs and cafes in Brook Green Village.

PRICE GUIDE £685,000

LEASEHOLD - SHARE OF FREEHOLD

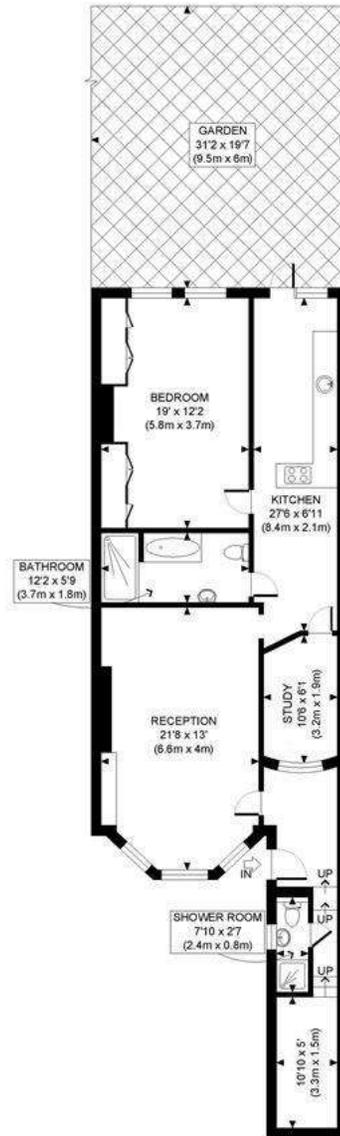
SUBJECT TO CONTRACT







SINCLAIR ROAD, W14



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1006 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1006 SQ FT/ 93 SQM

PROPERTY PHOTO PLANS.CO.UK
NOT FOR CONSTRUCTION PURPOSES