

Sinclair Road W14



# Sinclair Road W14

**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 generous reception/kitchen/dining room to the front has large dormer windows and extensive dwarf cupboards, there are double doors to 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 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 storage. A useful cupboard is located on the landing, providing additional practical storage space. The bathroom is 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 Development and a plethora of gastro pubs and cafes in Brook Green Village.

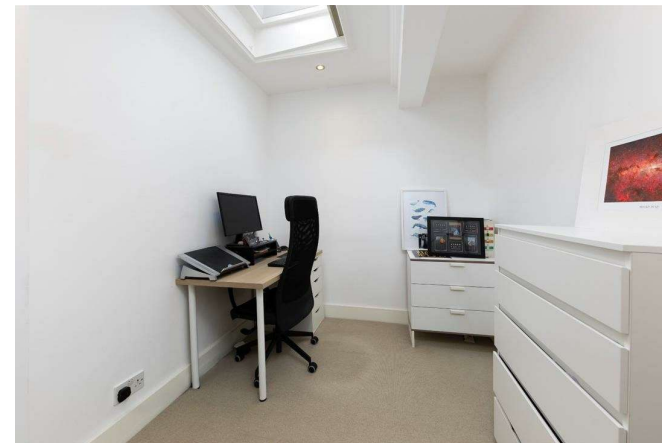


---

**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.