

Sinclair Gardens, W14

£325,000 Share of Freehold

A newly refurbished studio flat on the first floor of an imposing Victorian townhouse.

Reception Room / Studio | Open Plan Kitchen | Bathroom | 360 Sq Ft / 33 Sq M | Council Tax Band C | EPC Rating Band E

Winkworth



LOCATION

Sinclair Gardens is ideal for the various shops, pubs and restaurants of not only Brook Green, but also Shepherd's Bush and Hammersmith. Westfield London is only moments away, as is Shepherd's Bush station, where both Central line and London Overground services are on offer, as well as numerous bus routes. Hammersmith station, which serves further four Underground lines, is also within easy reach.

DESCRIPTION

Immaculately presented throughout, the property offers accommodation comprising entrance hall with large storage cupboard, bathroom and studio room with open plan kitchen. The property further benefits from excellent ceiling height, a bay window and good natural light.

Share of Freehold with underlying lease of 999 years from 12 December 1979

Service Charge:- To be confirmed

Ground Rent:- Peppercorn






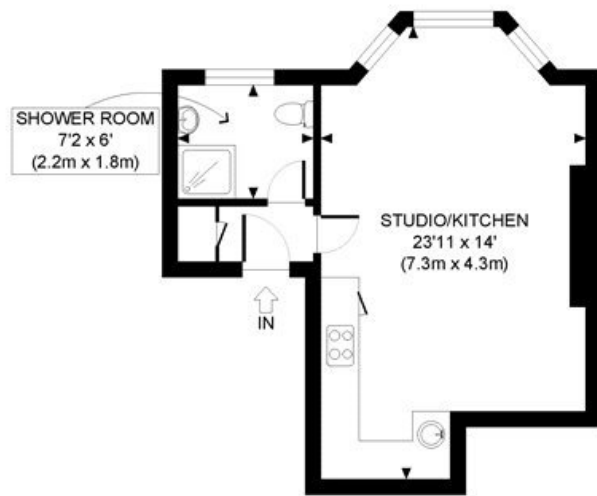
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

PRICE: £325,000 Share of Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 360 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 360 SQ FT/ 33 SQM



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PROPERTY PHOTO PLANS
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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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