



## Sinclair Road, Brook Green, W14

£325,000 Leasehold

A charming studio flat on the lower ground floor of a Victorian townhouse.

Studio Room | Kitchen | Bathroom | 324 Sq Ft / 30 Sq M | Council Tax Band B | EPC Rating Band D



### LOCATION

Ideally located for the numerous amenities of Brook Green, Kensington High Street and Westfield London. The closest stations are Shepherds Bush, Kensington Olympia and Hammersmith.

### DESCRIPTION

Well presented throughout, the property offers accommodation comprising studio room with open plan kitchen and bathroom. An ideal first time buy.

Lease:- Expires 23 June 2174 (149 years remaining)

Service Charge:- £150 pcm

Ground Rent:- Peppercorn

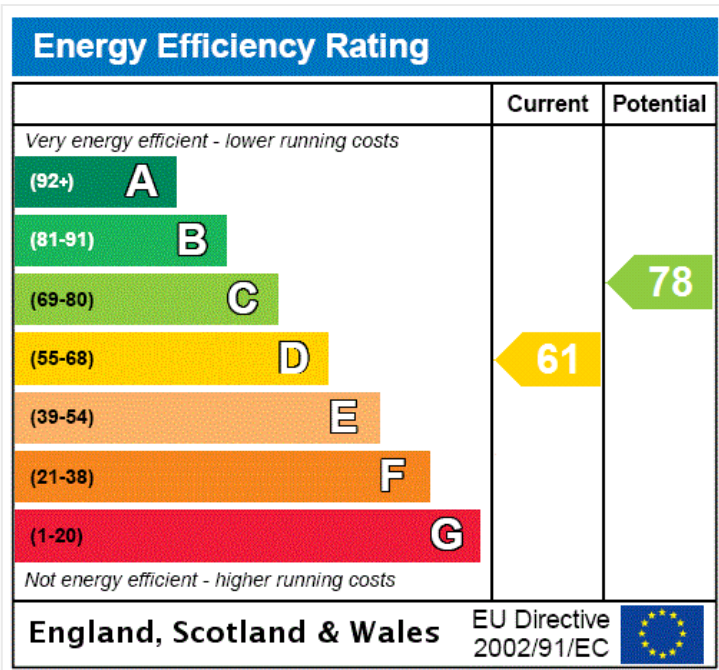
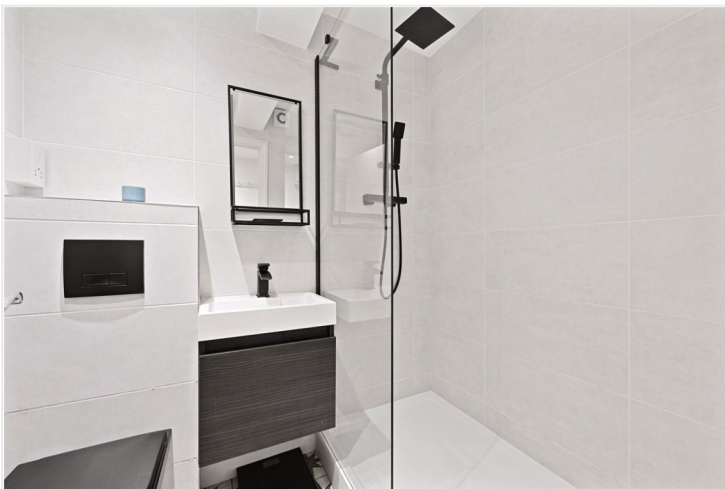




**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 149 years 4 months.

**PRICE:** £325,000 Leasehold





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 324 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 324 SQ FT/ 30 SQM

SINCLAIR ROAD, W14

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**PROPERTY PHOTO PLANS**  
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