

## Sinclair Road, Brook Green, W14

£430,000 Share of Freehold

A fabulous, newly refurbished one bedroom flat on the first floor of an imposing Victorian townhouse.

Reception Room | Kitchen | Bedroom | Shower Room | 345 Sq Ft / 32 Sq M | Council Tax Band C |  
EPC Rating Band D

**Winkworth**





### LOCATION

The property is situated towards the western end of Sinclair Road, ideal for Brook Green's fantastic selection of pubs, restaurants, shops and cafés, with a further more comprehensive range available at both Westfield London and Kensington High Street. Superb transport links are on offer; the closest Underground stations being Kensington Olympia, Shepherds Bush, West Kensington and Hammersmith.

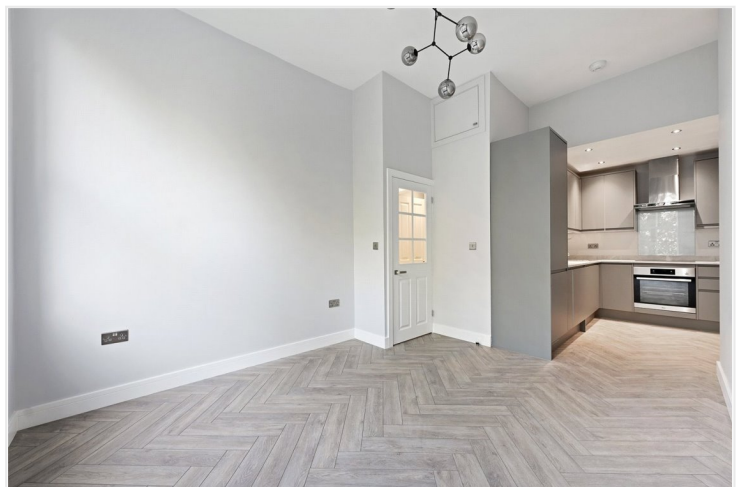
### DESCRIPTION

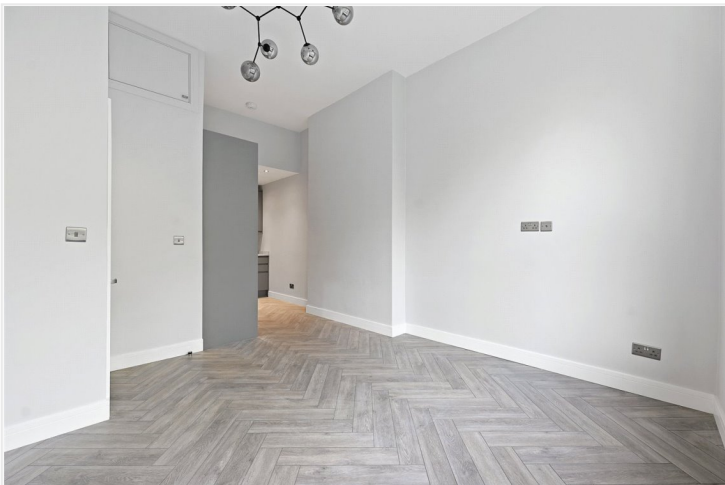
The property is offered in immaculate condition throughout, with accommodation comprising entrance hall, bedroom, shower room and reception room with semi open plan kitchen, featuring a full range of integrated appliances.

Underlying Lease:- 125 years from 25 March 1983, but being extended to 999 years

Service Charge:- £1400 p.a.

Ground Rent:- N/A

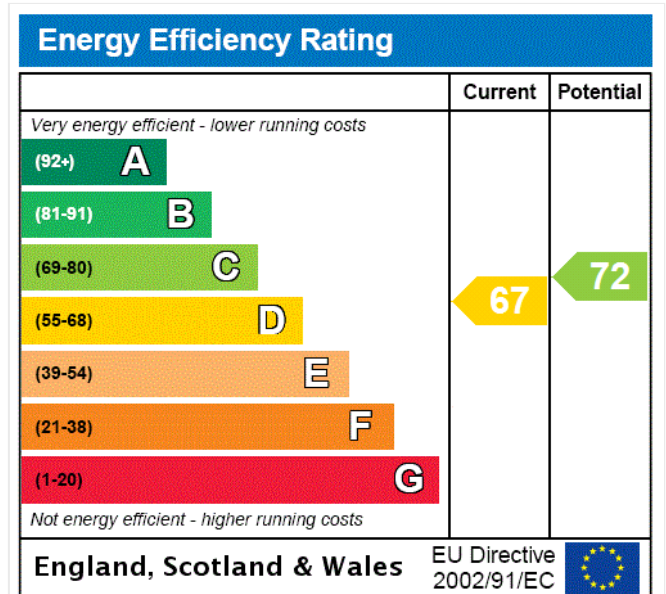




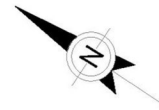
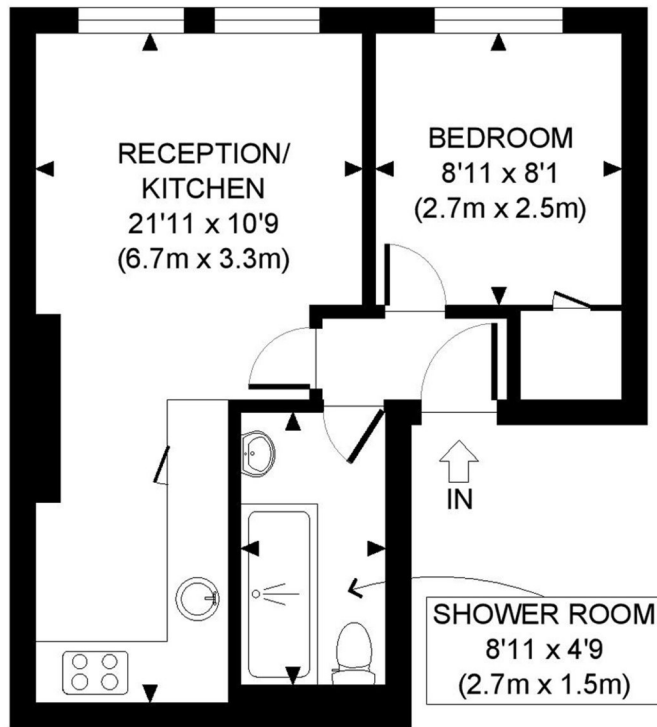
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 83 years 2 months.

**PRICE:** £430,000 Share of Freehold







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 345 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 345 SQ FT/ 32 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.

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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