



## Sinclair Road, Brook Green, W14

£850,000 Share of Freehold

An exceptionally spacious and well presented two double bedroom flat on the first floor of a double fronted Victorian house.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Utility Room | Balcony | 918 Sq Ft / 85 Sq M |

EPC Rating Band C

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## LOCATION

Situated midway along Sinclair Road, the location is ideal for the numerous amenities on offer in Brook Green, which include a number of excellent pubs and restaurants, whilst a further more comprehensive selection are on offer both in Hammersmith and at Westfield London. The closest Underground stations are Hammersmith and Shepherds Bush, where London Overground services are also available.

## DESCRIPTION

The property is offered in good order throughout, with accommodation comprising entrance hall, reception room, kitchen, two double bedrooms and bathroom. Furthermore there is sole access to a utility/laundry room which provides further storage. The apartment is significantly larger than the majority of other flats on the road, as the building is one of the few on the street which is double fronted.

Lease:- 999 years from 13 May 1982

Service Charge:- £6680 p.a.

GR - N/A





**LOCAL AUTHORITY**  
Hammersmith & Fulham

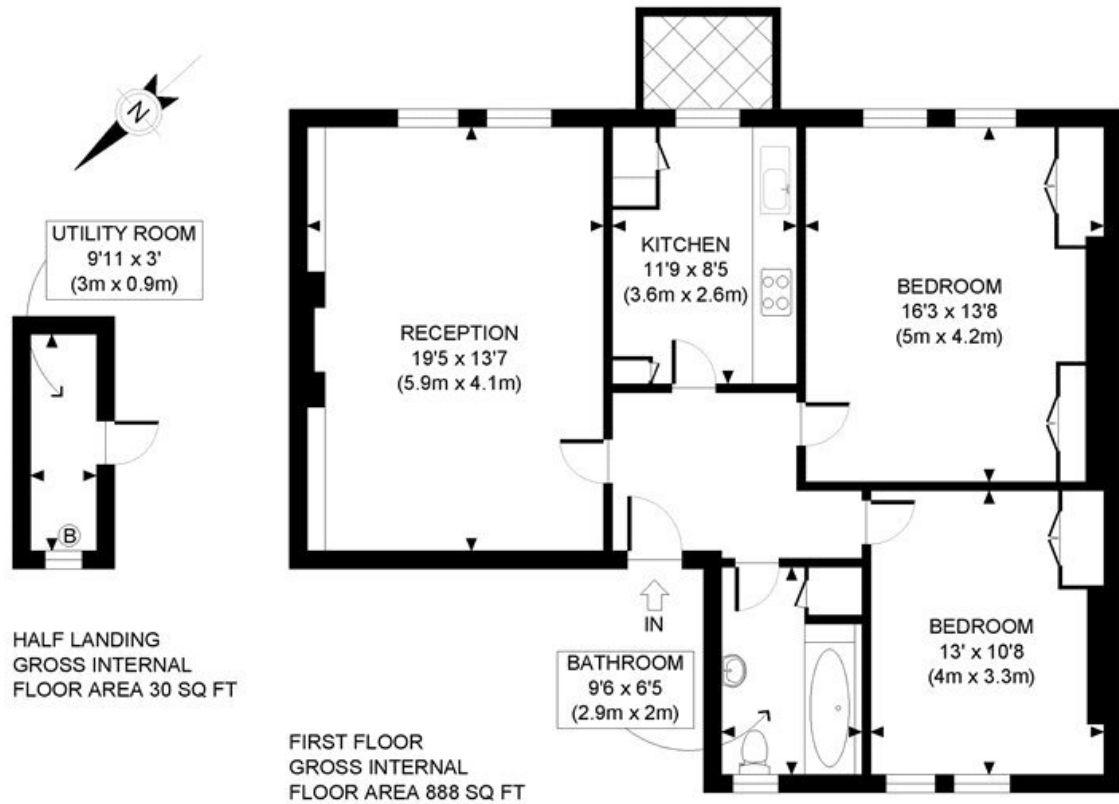
**TENURE**  
Share of Freehold 956 years 3 months.

**PRICE:** £850,000 Share of Freehold



### Energy Efficiency Rating

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



APPROX. GROSS INTERNAL FLOOR AREA: 918 SQ FT/ 85 SQM

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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.

**PROPERTY PHOTO PLANS**  
THE TOP END OF PROPERTY MARKETING

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

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for every step...

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