



Sinclair Road W14

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1 BEDROOM

RECEPTION

KITCHEN/BREAKFAST ROOM

BATHROOM

STUDY

DECKED & WALLED GARDEN

STORAGE / GUEST CLOAKROOM

EPC RATING C 70

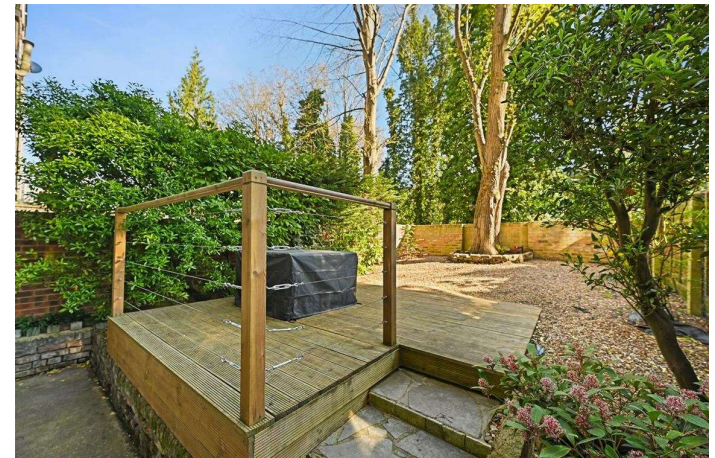
COUNCIL TAX BAND E

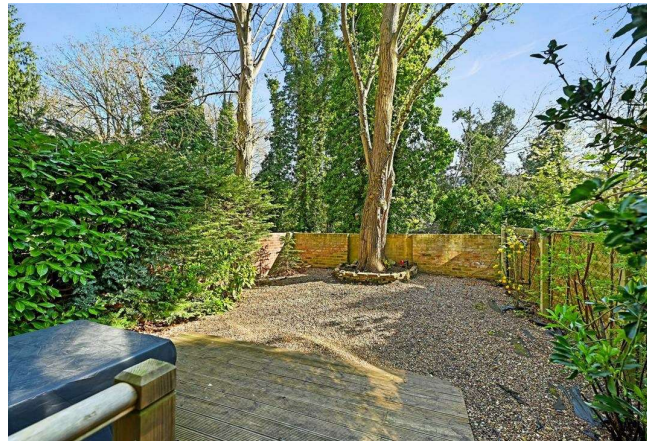
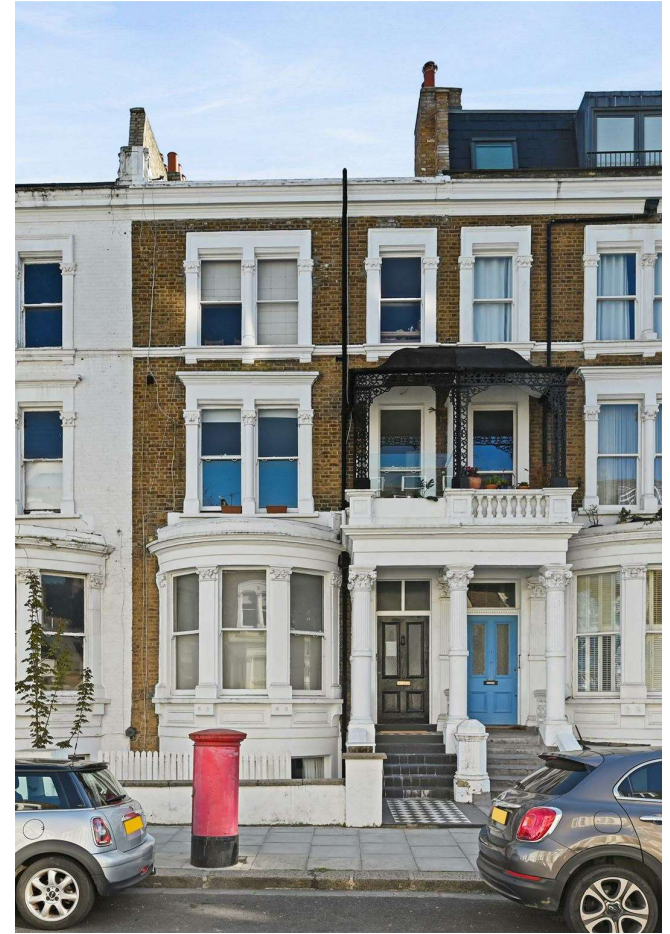
LEASE LENGTH: 961 YEARS APX

A wonderful lateral 1 bedroom flat which occupies the entire lower ground floor of a handsome stucco-fronted Victorian property with excellent living/entertaining space and a decked and walled garden. The reception is to the front of the property and has a large curved bay window, wood floor, a handsome feature fireplace and built-in shelving. The kitchen/breakfast room is to the rear and has good built-in cupboards and integrated appliances. Doors open on to the fabulous decked and pebbled garden which enjoys an open aspect. There is a generous principal bedroom also situated to the rear with extensive built-in cupboards and 2 large sash windows overlooking the garden. There is also a contemporary bathroom, a guest cloakroom and an additional study area.

This well-presented property of approximately 1,006 sq ft is flooded with light, has extensive storage and is ideally located within walking distance of the incredible £1.3 billion London Olympia development as well as the plethora of gastro pubs and cafes in Brook Green Village.

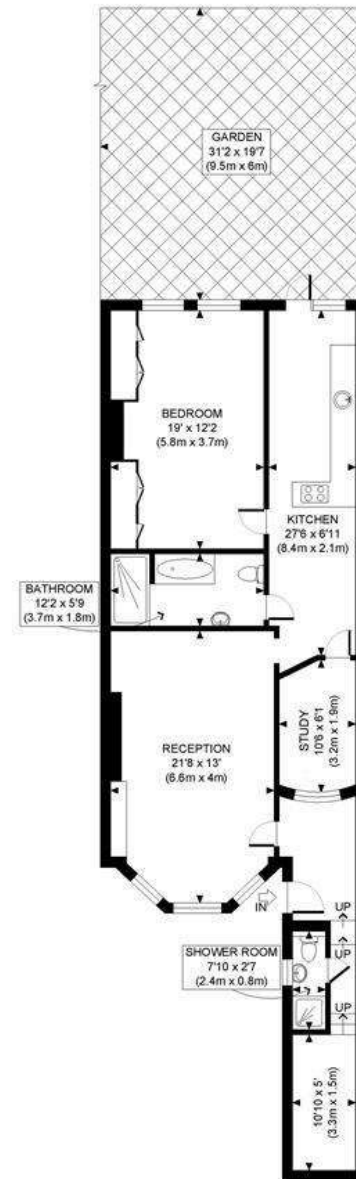
PRICE GUIDE £625,000
LEASEHOLD - SHARE OF FREEHOLD
SUBJECT TO CONTRACT







SINCLAIR ROAD, W14



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1006 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1006 SQ FT/ 93 SQM