





Sinclair Road, Brook Green, London, W14

£675,000 Share of Freehold

Presented to the market in truly stunning condition throughout is this first floor, two-bedroom apartment, sold with a share of freehold.

Reception Room | Kitchen | 2 Bedrooms | Shower Room | 719 Sq Ft / 67 Sq M | Council Tax Band E | EPC Rating Band D

Winkworth

for every step...



LOCATION



Sinclair Road is ideal for the numerous amenities on offer in Brook Green, including some superb pubs, cafes and restaurants, whilst Westfield London is also only a short distance away. The eagerly anticipated and recently opened Kensington Olympia redevelopment is also just moments away. The property has superb transport links, which include underground and overground stations at Kensington Olympia (Overground and National Rail), Shepherds Bush (Central Line and London Overground lines), Goldhawk Road (Hammersmith & City and Circle Lines), and Hammersmith (Hammersmith & City, Circle Line, District Line and Piccadilly Line).

DESCRIPTION



Presented to the market in immaculate condition throughout, this beautiful flat has been meticulously refurbished to a high standard by the current owners.

The property comprises a bright and very spacious reception room with beautiful high ceilings and a feature fire place, there is also plenty of space for a dining table as well.

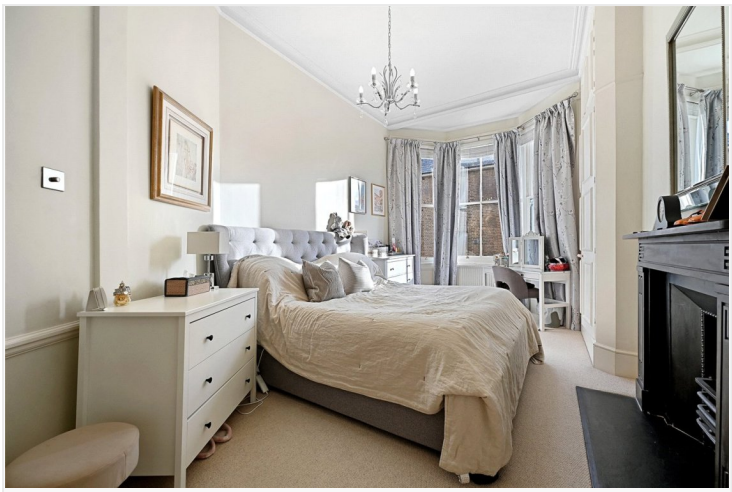
There are two double bedrooms with the main bedroom benefitting from built-in cupboards, a separate modern kitchen with integrated appliances and a stunning bathroom. There is also ample storage space throughout the apartment. The property is sold with a share of freehold.

Share of Freehold with an underlying lease of 999 years from 25 December 1977

Service Charge: £2,000 pa

Ground Rent: £105 pa







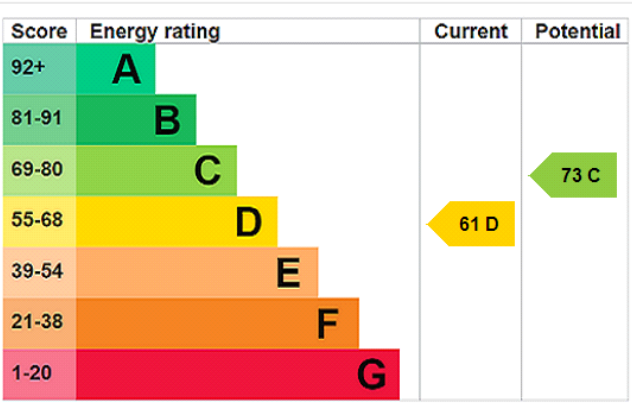


LOCAL AUTHORITY
Hammersmith & Fulham

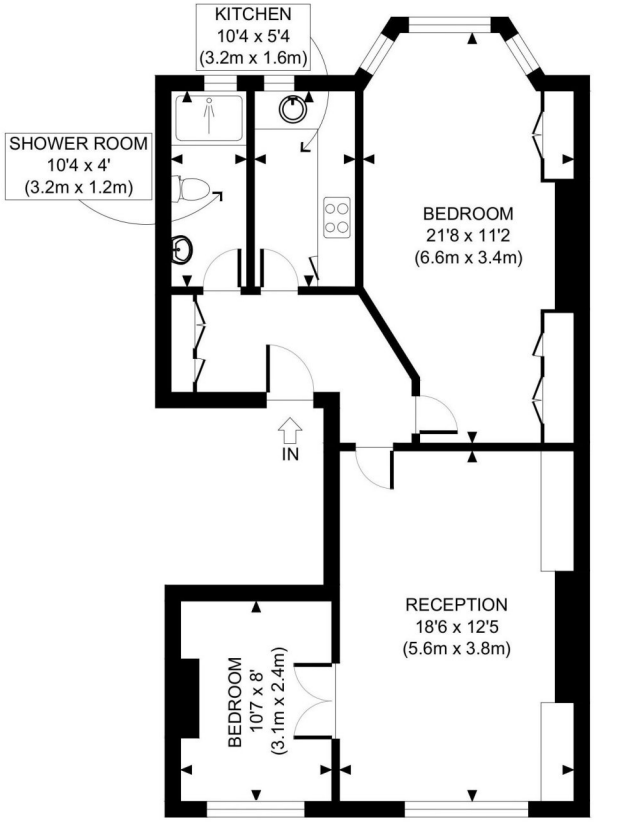
TENURE
Share of Freehold 950 years 3 months.

PRICE: **£675,000 Share of Freehold**





Scan for webpage



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 719 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 719 SQ FT/ 67 SQM

Winkworth

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.co.uk
ONE STOP SHOP FOR 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

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.