



## Sinclair Road, Brook Green, W14

£500,000 Share of Freehold

A superb one bedroom flat with numerous period features, on the raised ground floor of a double fronted Victorian house.

Reception Room | Kitchen | Bedroom | Bathroom | 536 Sq Ft / 50 Sq M | Council Tax Band D | EPC Rating Band D

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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. Kensington Olympia station is a 5 minute walk and provides excellent transport links; Shepherds Bush and Hammersmith stations are also near by. The eagerly anticipated Olympia development is also a short distance away.

## DESCRIPTION

The property is offered chain free and with a share of freehold; whilst offered in good condition, there is scope for the in-going purchaser to update to their own tastes. Accommodation comprises entrance hall, bedroom, bathroom, reception room and kitchen. The flat further benefits from extremely high ceilings, numerous period features and superb light.

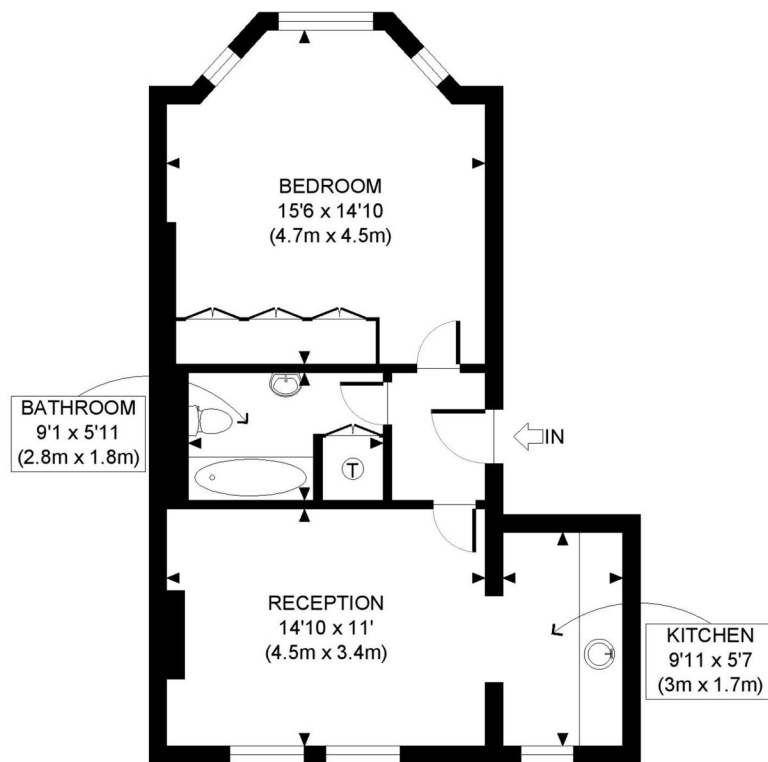


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £500,000 Share of Freehold



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 536 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 536 SQ FT/ 50 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.

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

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for every step...

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