



## Sinclair Road, W14

£699,950 Share of Freehold

A smart three bedroom, two bathroom flat with private garden on this ever popular street in Brook Green.

Reception Room | Kitchen | 3 Bedrooms | Ensuite Shower Room | Bathroom | Garden | 773 Sq Ft / 72 Sq M | Council Tax Band D | EPC Rating Band C

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## LOCATION

The property is situated midway along Sinclair Road, close to the junction with Masbro Road. The location is ideal for Brook Green's numerous amenities, which include superb pubs, shops and restaurants, whilst Kensington High Street, Holland Park, and Westfield are also within easy reach. The closest stations are to be found at Kensington Olympia, West Kensington, Barons Court, Hammersmith and Shepherds Bush, where London Overground services are also on offer.

## DESCRIPTION

Offered in good order throughout, the property benefits from well proportioned accommodation which comprises entrance hall, three bedrooms, one with en suite bathroom, family bathroom and open plan kitchen / reception room, which in turn leads to a good size private garden.





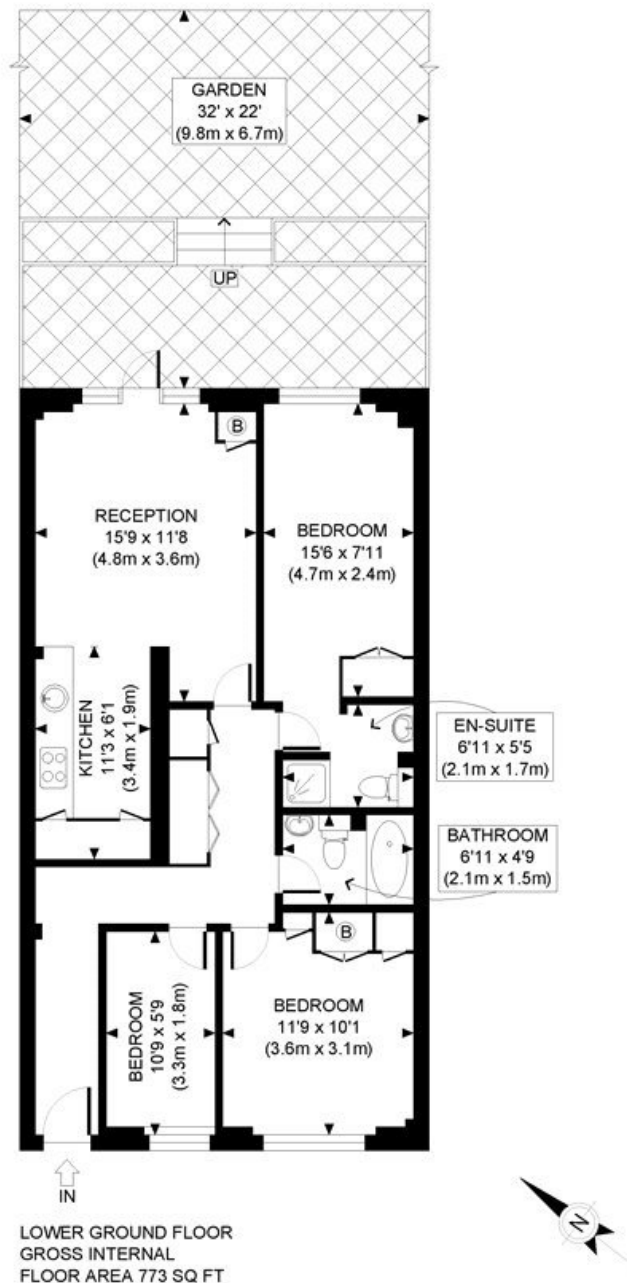
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £699,950 Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(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	



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 773 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 773 SQ FT/ 72 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.

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for every step...

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