

Sinclair Road W14

finlay  
brewer

# Sinclair Road W14

2 DOUBLE BEDROOMS

RECEPTION/KITCHEN/BREAKFAST  
ROOM

BATHROOM

BUILT-IN STORAGE

EPC RATING D | COUNCIL TAX BAND  
E

LEASE LENGTH: 998 YRS APX

SERVICE CHARGE: £1,644 PA APX

BUILDING INSURANCE : £700 PA APX

A very well configured 2 double bedroom flat occupying the third floor of an imposing Victorian property.

The impressive, full-width open contemporary reception/kitchen/breakfast room has 3 windows overlooking Bolingbroke Road and excellent living/entertaining space with wood flooring throughout. The 2 double bedrooms to the front are generous and have excellent built in storage. There is also a fully tiled bathroom. Subject to planning permission, there is potential to create a breathtaking panoramic roof terrace. This property of approximately 850 sq ft has a wonderful feel and could be moved into at no further expense.

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PRICE GUIDE £725,000

LEASEHOLD - SHARE OF FREEHOLD

SUBJECT TO CONTRACT







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 39 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 810 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 849 SQ FT/ 79 SQM

PROPERTY PHOT<sup>O</sup> PLANS.co.uk