



Sinclair Road W14

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**2 Double Bedrooms
Spacious Reception/Kitchen
Utility Room * South Westerly Garden
Ample Storage * EPC Rating C 71
Council Tax Band E**

A sensational 2 bedroom garden apartment with fabulous outside space situated on the lower ground floor of a handsome Victorian terrace.

The full width open plan kitchen/reception is lovely and spacious with a feature fireplace looking out onto a landscaped garden at the front. The double bedroom is a fantastic size and has good built in storage with two sets of French doors leading out onto the south-west facing terrace with fabulous stone paving and outside storage. The second bedroom, off the hallway is a good size and looks out onto the terrace. At the front, there is a useful utility room for extra storage with under floor heating. The property presents very well, has a fantastic feel and can be moved into at no further expense.

**GUIDE: £875,000
SHARE OF FREEHOLD**

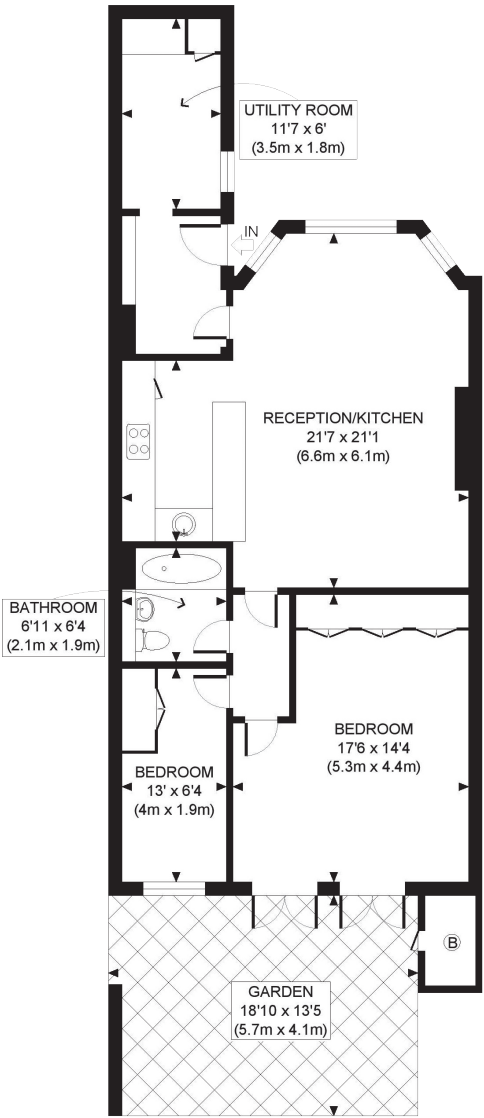
SUBJECT TO CONTRACT

LEASE LENGTH: 958 YRS APX
SERVICE CHARGE: £1,800 PA APX
PEPPERCORN GROUND RENT





Approximate Gross Internal Area 896 Sq Ft/83 Sq M



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 896 SQ FT

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.