



Sinclair Road W14

finlay  
brewer



# Sinclair Road W14

**STUDIO APARTMENT**

**MEZZANINE BEDROOM**

**SHOWER ROOM**

**CONTEMPORARY KITCHEN**

**STORAGE**

**EPC RATING E 51**

**COUNCIL TAX BAND D**

**LEASE LENGTH: 974 YRS APX**

**SERVICE CHARGE: £2,400 PA APX**



A generous, lateral studio apartment situated on the first floor of an imposing stucco-fronted Victorian property. The high-ceilinged apartment is flooded with light having a treble sash window to the front of the reception which is open to the kitchen which also has 2 sash windows. There is a contemporary shower room and fitted wardrobes/dressing area under the mezzanine level. This Victorian conversion of approximately 390 sq ft has incredible cubic space, wood floor throughout and is ideally located for Brook Green's many gastro pubs, restaurants and shops. Westfield London is within easy walking distance as is the soon to be completed wonderful Olympia London development.

\*previous pictures

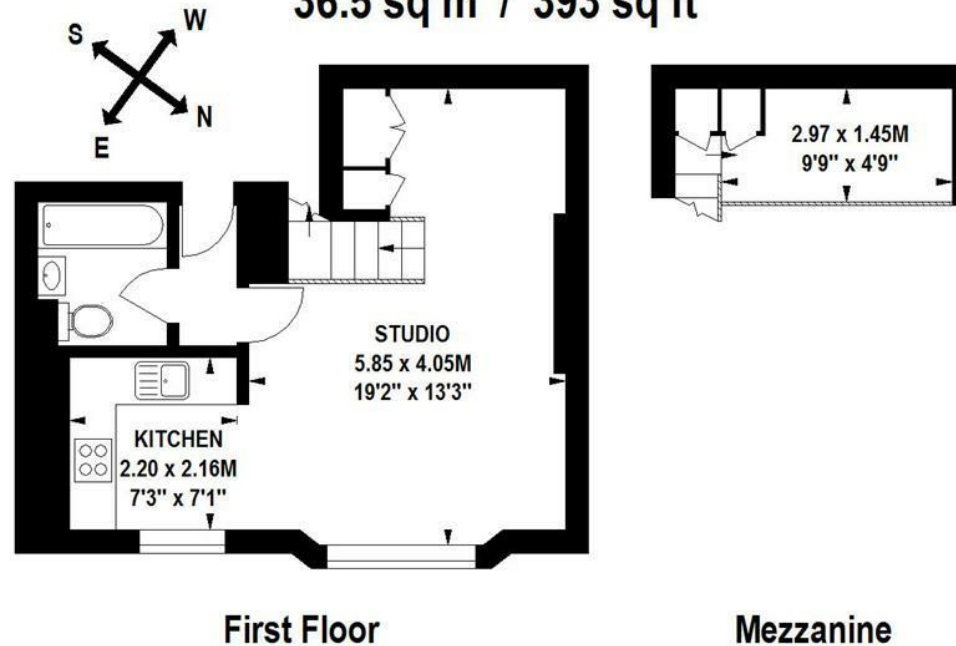
**PRICE GUIDE £355,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**

## Sinclair Road, W14

Approximate gross internal area

36.5 sq m / 393 sq ft



Floor Plan produced for Finlay Brewer by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable