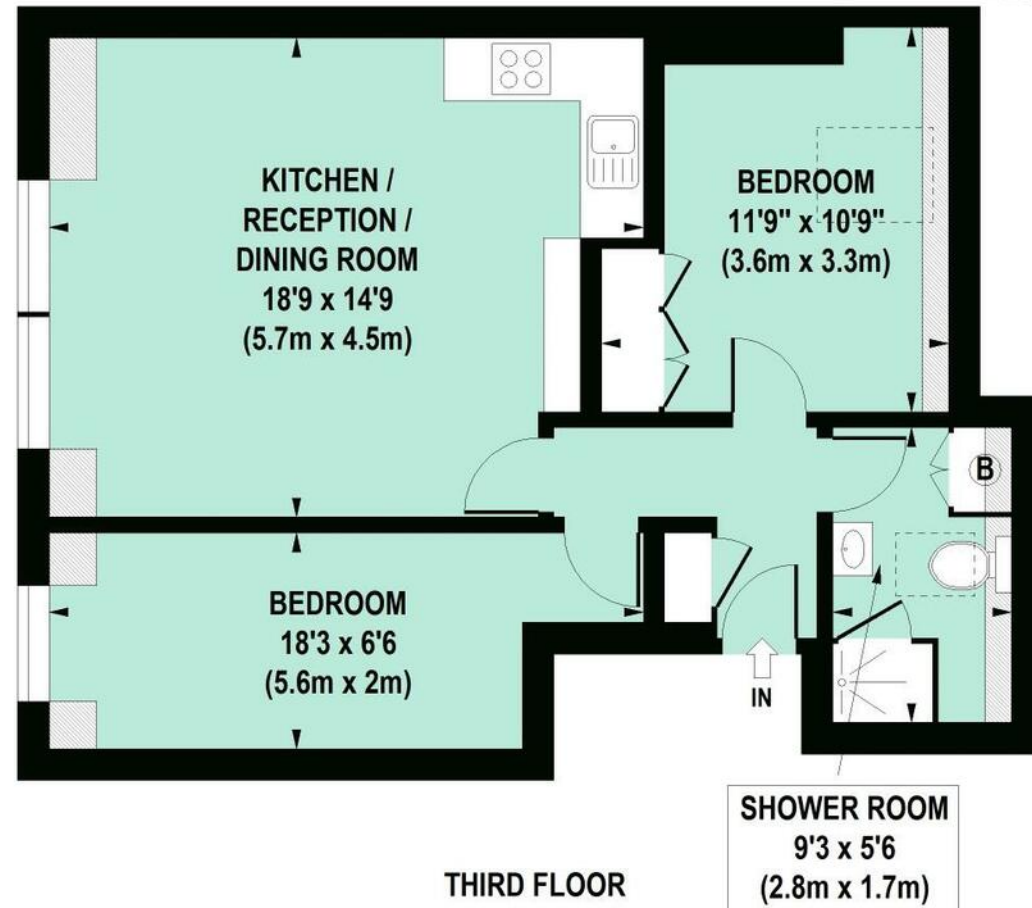
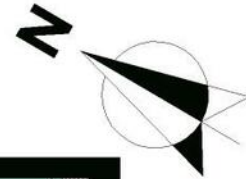


Sinclair Road, W14

Approximate Gross Internal Area 56 sq m / 603 sq ft



Under 1.5m head height



Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

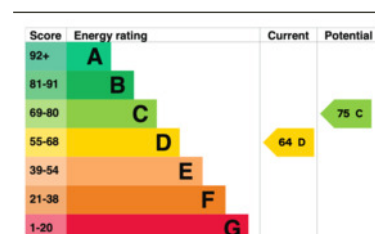
All measurements are maximum, and include wardrobes and window bays where applicable

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at

the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The position relating to the property may change without notice.

EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

FOR SALE



SINCLAIR ROAD W14 • BROOK GREEN
£625,000 SHARE OF FREEHOLD

- 2 bedrooms
- Refitted shower room
- Reception / dining / kitchen
- Built-in storage and wardrobes
- Attractive double fronted building
- Minutes from Central Line
- Share of freehold - 957 years remaining
- Potential for roof terrace on main roof - STPP
- EPC - D

Type
Top floor flat

Gross internal floor area
603 sq ft / 56 sq m approx.

Nearest stations
Shepherd's Bush (Central Line)
Hammersmith Broadway (District, Piccadilly and Hamm & City Lines)



A lateral top floor flat on the favoured west side of Sinclair Road, minutes from Olympia and The Central Line. The flat occupies a rear (NW) facing portion of the top floor of this substantial double fronted building and has wonderful panoramic aspects and is full of light. It offers two bedrooms and a generous reception / dining space with well equipped kitchen open plan. There is potential to create a roof garden above the flat subject to planning and co freeholder consent, and there is good local precedent for this.

Sinclair Road offers all the desirable amenities of Brook Green, Hammersmith and the western end of Kensington High Street. It is also incredibly convenient for transport as it is a short walk to Westfield and the Shepherd's Bush tube.

