

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Sinclair Road, Kensington Olympia, W14

A substantial and imposing end-of-terrace Victorian freehold building, offering approximately 4,120 sq ft of accommodation arranged over five floors. Benefitting from side access and a particularly generous 33 ft garden that widens towards the rear, this is one of the largest plots on the street and presents a rare opportunity in this sought-after location.

The property is offered to the market in need of complete modernisation, with significant scope to reconfigure and extend further, subject to the usual planning permissions and consents. Currently arranged to provide up to 10 potential rental rooms, there is clear potential to enhance this further, making it an ideal investment opportunity for those looking to add value through refurbishment and redevelopment. Located in the ever-popular Brook Green area, the property is ideally positioned just moments from Kensington High Street and the extensive Kensington Olympia redevelopment, which offers excellent transport links via the Overground and connections to both West and South London. A rare and exciting opportunity for investors and developers alike.

Guide price: £2,350,000 Freehold

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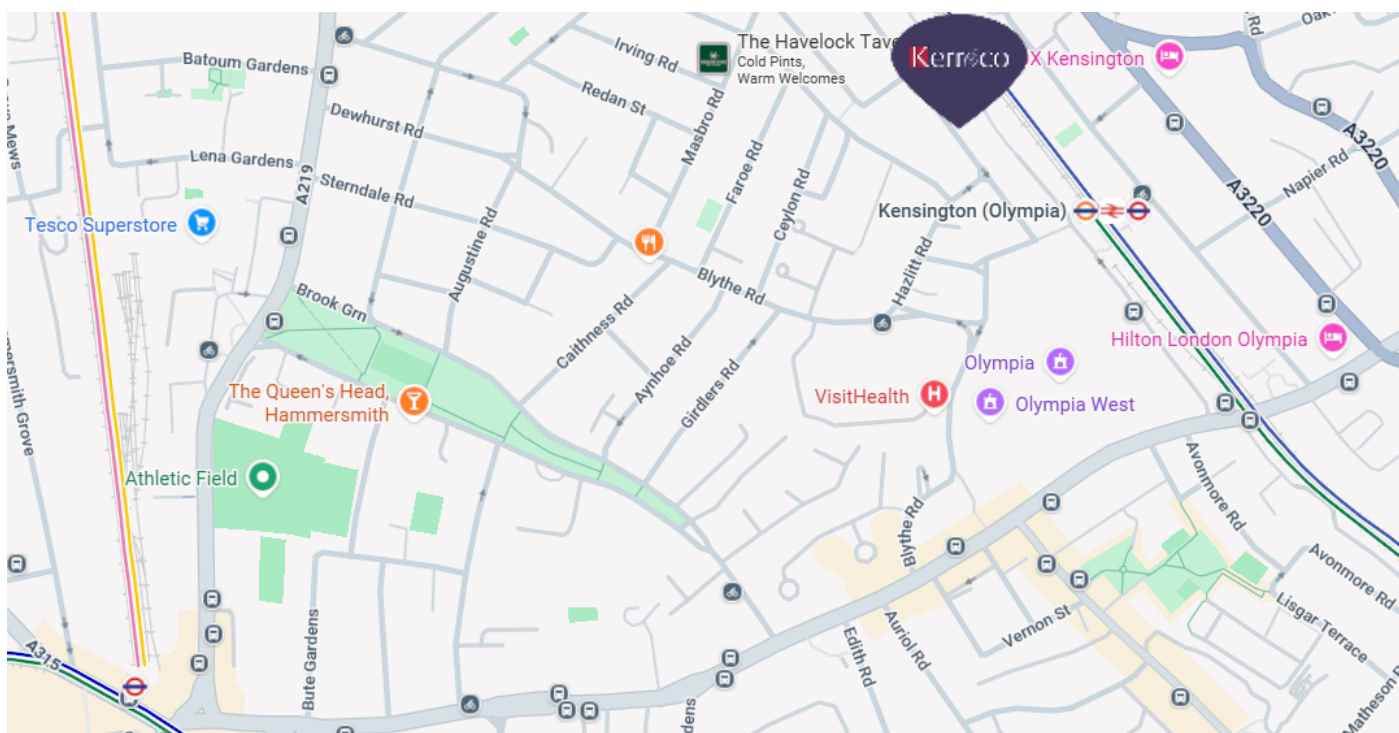
Five Storey Victorian end of Terrace building.
4,120 Sq ft.

Side access of to a very wide 33ft garden.
Unique opportunity with with one of the largest
foot print on the road.

Currently arranged as 10 rental rooms.
Scope to extend subject to planning permission.

In need of full modernisation
Ideal for investment or development.
Close to the new Kensington Olympia development
and train station with further shopping facilities at
Kensington High Street and Hammersmith
Broadway.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	4 G	

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure:	Freehold
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band H (£2,902.84 for current financial year 25/26)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas
Flood risk:	Copies available on request

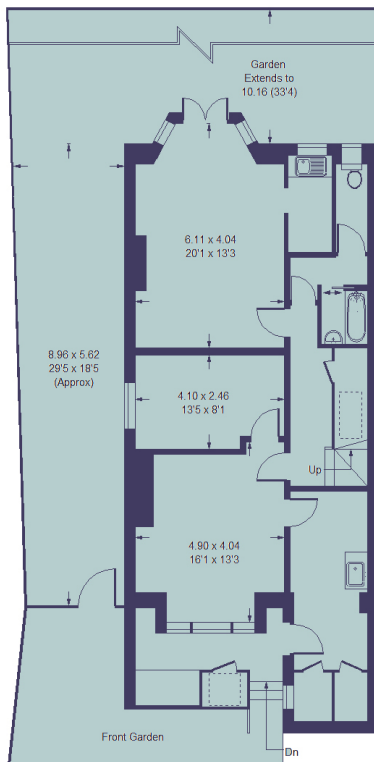
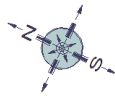
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Guide price: **£2,350,000**

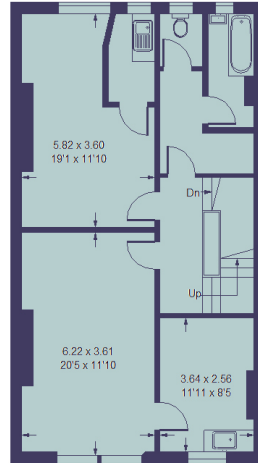
Five storey Victorian building

Approximate internal floor area: **4,120 SQ. FT. (382.80 SQ. M.)**

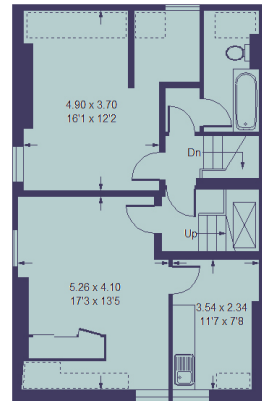
Approx Gross Internal Area
382.8 sq m / 4120 sq ft



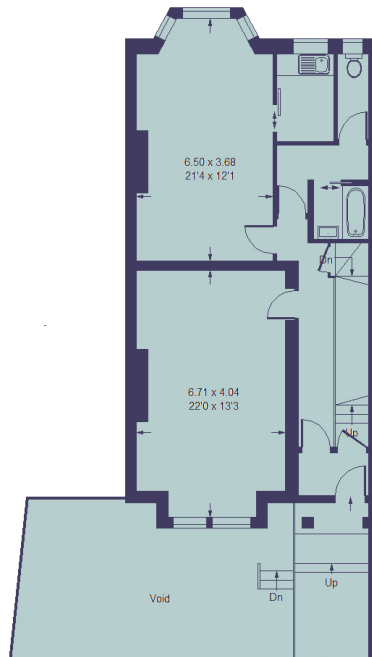
Lower Ground Floor



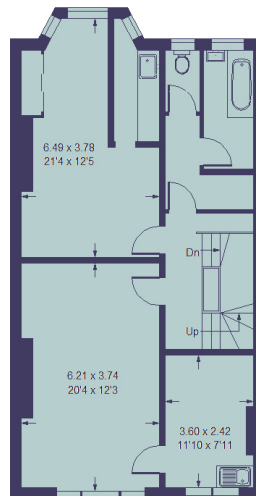
Second Floor



Third Floor



Raised Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.