

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

**Kerr**&co



## Sinclair Road, Brook Green W14

**A well-presented two-bedroom garden flat set on the lower ground floor of an impressive Victorian conversion, offering nearly 1,000 sq ft of beautifully arranged accommodation.**

The property retains many period features, including high ceilings throughout, and has been thoughtfully designed by an architectural designer to maximise both space and light. The flat is accessed via a private entrance and comprises an open-plan kitchen/reception room, bathroom, two generous double bedrooms, a private garden, and a useful storage cupboard. Situated on a sought-after residential street in West Kensington / Brook Green, the property benefits from excellent transport links, with Holland Park, Kensington Olympia and Shepherd's Bush Green stations all within walking distance (Hammersmith & City, Central, Circle, District and Mildmay lines). The extensive shopping and leisure amenities of Westfield London, including John Lewis and the exclusive Soho House private members' club, are also close by.

**Asking Price: £800,000 Share of freehold**

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## Sinclair Road W14 0NL

Two double bedroom Victorian conversion flat  
offering nearly 1,000 sq ft

Spacious open plan reception room into kitchen

Private garden

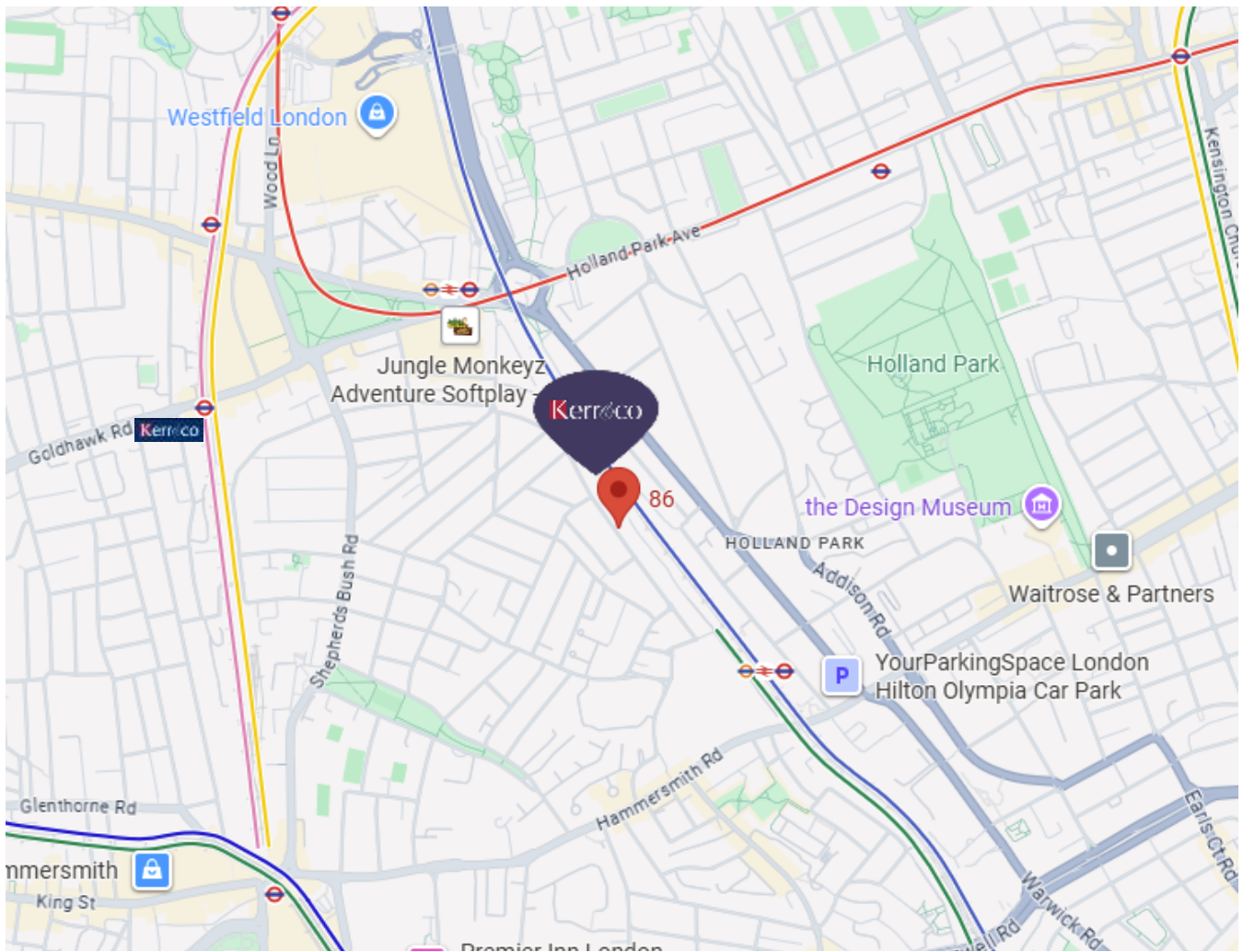
Good ceiling height throughout

Well located for ease of access to Hammersmith,  
Shepherd's Bush Green and Kensington Olympia  
underground stations (Central, Circle, Hammersmith  
& City, District and Mildmay lines)

Short walk from exclusive Holland Park, the  
Kensington Olympia development and shopping  
amenities in the well renowned Westfield shopping  
complex







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Energy efficiency chart

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:	Share in the freehold with an underlying lease of 113 years
Service Charge and Ground Rent:	Approx £1,045 per annum and peppercorn
Service charge covers	Building insurance, accounts, repairs and maintenance

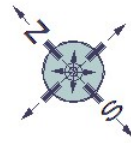
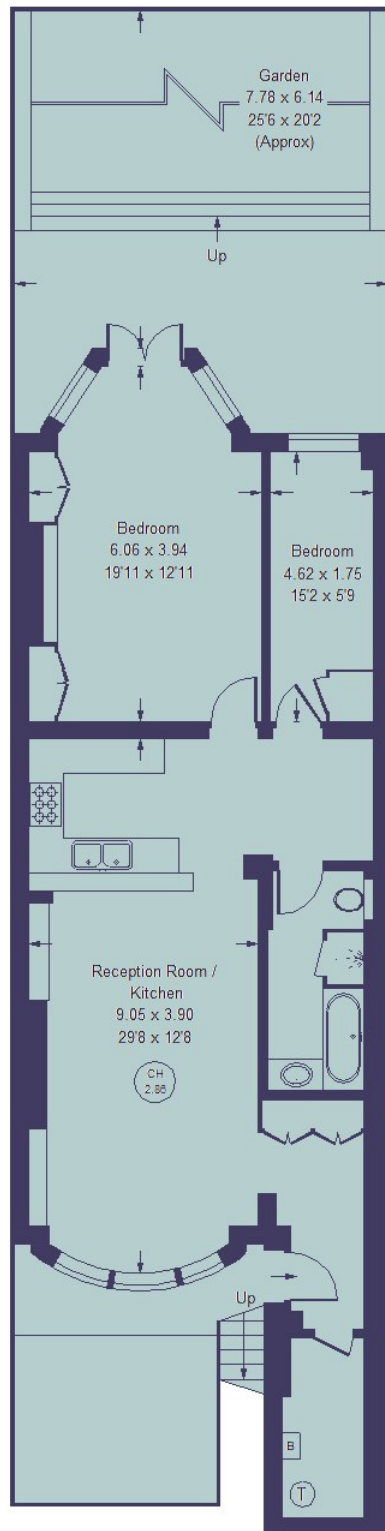
Local Authority:	London Borough of Hammersmith & Fulham
Council Tax:	Band E (£1773.95 for current financial year 25/26)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Steps down to lower ground floor
Connected services / utilities:	Mains water and drainage, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas boiler , heating via radiators
Flood risk:	Ask agent

**Sinclair Road , West Kensington W14 0NL**

Asking Price: **£800,000**

Two bedroom Victorian conversion garden flat

Approximate gross internal floor area: **957 Sq. Ft./ 88.9 Sq. M.**



**Lower Ground Floor**

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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/fitings 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.