



BURSTING WITH CHARACTER, THIS SPACIOUS APARTMENT OFFERS A WEALTH OF LIVING SPACE AND A LANDSCAPED GARDEN.

SINCLAIR ROAD
LONDON

Approximately 0.6 mile to Shepherds Bush underground (central line) • Two double bedrooms
• Landscaped garden • Private entrance • Modern kitchen • Spacious living/dining area

- EPC Rating = C
- Council Tax = C

Situation

Sinclair Road is a popular residential street situated in Brook Green. The property is in a fantastic and sought after location with the amenities and boutiques of the prestigious High Street Kensington less than a mile away. Westfield Shopping Centre is also in close proximity offering an array of shops and restaurants.

The location boasts excellent transport and commuter links to the A4, which provides fast access to Heathrow and out to the West Country, as well as Kensington Olympia Overground (0.2 miles) and Shepherds Bush Underground (Central line) and Overground (0.6 miles).

Description

Located on a sought-after road in Brook Green, this two bedroom apartment offers in excess of 920 sq ft of luxurious accommodation.

To the front of the property is a bright and modern kitchen with plenty of worktop and storage space. Through the hallway and ingenious built in wine rack, you are greeted with an expanse of living and dining area. Complemented by a large bay window with a charming window seat, the room is perfect for entertaining.

Each bedroom benefits from doors leading onto the private garden. The master bedroom is further completed with built-in wardrobes and a newly fitted ensuite shower room. An additional family bathroom can be found off the hallway, serving the second double bedroom. The private garden has been meticulously landscaped with a fantastic al-fresco dining area surrounded by greenery for further seclusion.

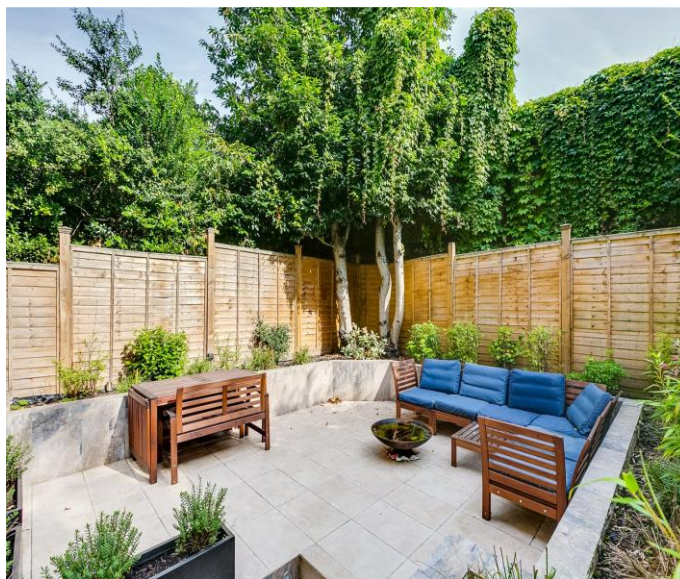
Shepherds Bush & Brook Green

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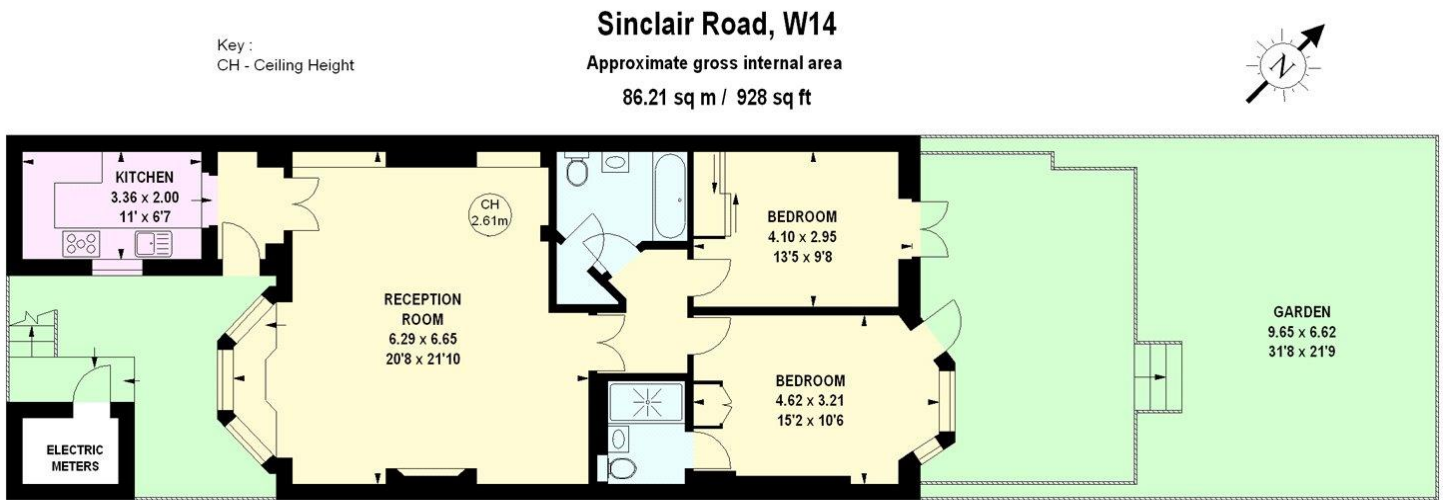
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FLOORPLANS

Gross internal area: 928 sq ft, 86.2 m²



Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Least energy efficient - higher running costs		
(80+) A		
(61-80) B		
(43-60) C	76	79
(29-42) D		
(13-28) E		
(7-12) F		
(1-6) G		
Most energy efficient - lower running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		