



# Sinclair Road

Brook Green, W14



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A contemporary and bright two/three bedroom upper maisonette (152.7 sq m/1644sq ft approx.) offering open plan living and a large roof terrace, for sale in Brook Green, W14.

The property has been refurbished to the highest standard throughout. The second floor benefits from a large open plan living and entertaining space with a separate study or bedroom. The third floor is accessed by a contemporary glass stair case leading to two generous double bedrooms and a family bathroom. This impressive maisonette is further enhanced by a large, private roof terrace with views across London.

Sinclair Road is just west of Holland Park and runs through the Brook Green conservation area. Serviced by numerous local shops, gastro pubs and restaurants and within close proximity of the Westfield shopping centre and Kensington High Street. Public transport links are accessed via Kensington Olympia (District line & Southern Rail) and Shepherd's Bush (Central line & Southern Rail).

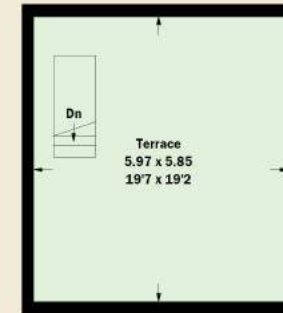
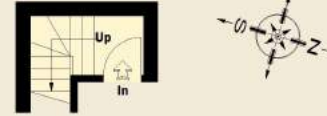
PRICE:	£1,700,000
TENURE:	SHARE OF FREEHOLD
LOCAL AUTHORITY:	HAMMERSMITH AND FULHAM
ENERGY RATING:	D

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## Sinclair Road, W14

Approximate Gross Internal Area  
143.9 sq m / 1549 sq ft  
Eaves = 8.8 sq m / 95 sq ft  
Total = 152.7 sq m / 1644 sq ft

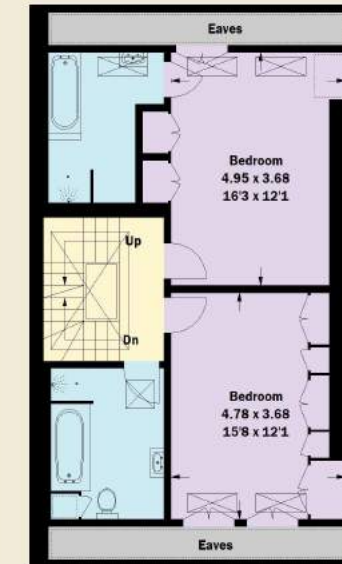


First Floor




Second Floor

Fourth Floor



Third Floor

 = Reduced headroom  
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

