

1 Bed Flat In 134 Sinclair Road , London, W14 0NL

£395,000





## SHORT DESCRIPTION

Property Ref: 15802 The Property Tucked away on one of Olympia's most desirable tree-lined streets, on the top floor of a classic Victorian conversion, this well-presented 35 m2 one-bedroom flat is a gem in the heart of W14. Whether you are a first-time buyer looking for a stylish West London base, or a investor seeking a good yield opportunity near the transformative £1.3bn Olympia London project, this apartment is a must-see. The apartment is offered in good condition throughout, with accommodation comprising entrance hall, bedroom, bathroom and reception room with semi open plan kitchen. The appartement will be ready to move in or to rent. Location & Connectivity Situated at the western end of Sinclair Road, you are perfectly positioned to enjoy the best of West London: • Leisure: Moments from the independent cafés, pubs, and boutiques of Brook Green and the world-class shopping at Westfield London. • Nature: Easy reach of the stunning Holland Park. • The Future: Exceptionally close to the ongoing Olympia redevelopment, set to become a global destination for culture and business. Transport Links: You are spoiled for choice with four stations within easy walking distance: 1. Kensington (Olympia) - Overground & District Line (Moments away) 2. Shepherd's Bush - Central Line & Overground 3. Barons Court & West Kensington - District & Piccadilly Lines 4. Hammersmith - Easy access to the West End and Heathrow. Key Information • Tenure: Share of Freehold (997-year lease). • Service Charge: £3,100 per annum (Includes building insurance, alarm, cleaning and maintenance). • EPC Rating: C • Council Tax band : C (Council Tax £1350) • Chain: No onward chain. This property represents an excellent investment or first purchase in a high-growth area. Early viewing is highly recommended. Property Type: Flat Full selling price: £395000.00 Pricing Options: Fixed Price Measurement: 398.265 sq.ft. Parking: On street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted(The property will be vacant upon completion.) -----



**Bed Room(s)**



**Bath Room(s)**

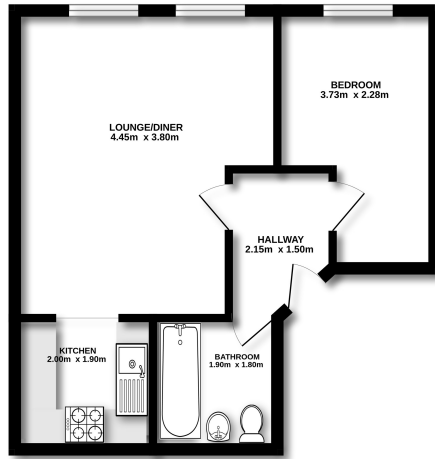


**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

THIRD FLOOR  
32.9 sq.m. approx.



FLAT 10/134 SINCLAIR ROAD, LONDON, W14 0NL  
TOTAL FLOOR AREA: 32.9 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, including internal and external, are approximate and are not intended to be used for any legal or contractual purposes. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the date of issue.  
Issue date: 06/09/2022

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Valid until 9 November 2030	Certificate number 2105-0203-5202-2500-4200
Property type Top-floor flat	
Total floor area 37 square metres	

### Rules on letting this property

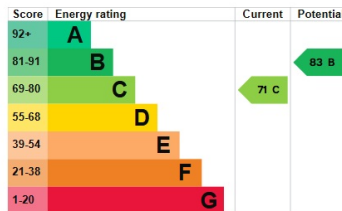
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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