

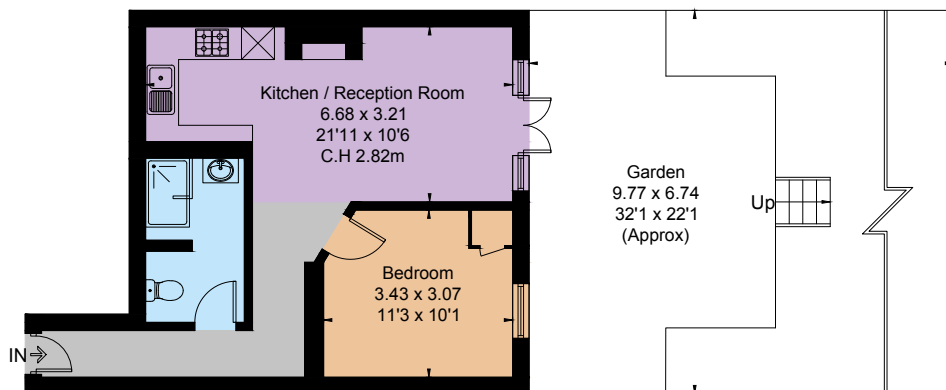
Sinclair Road

Fulham, SW6



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& PARKER**

BNP PARIBAS GROUP



Lower Ground Floor



A rarely available one-bedroom property with a large garden and potential to extend, subject to the usual consents.

The property is located to the rear of the lower ground floor of this imposing Victorian property.

Upon entering the property there is a generous modern shower room, a double bedroom with built in wardrobe and window out to the garden. The open plan kitchen reception room benefits from French doors to the large east facing garden. There is potential to extend out into the garden or to build a garden studio (subject to the usual consents).

Sinclair Road is 0.3 miles from both Shepherds Bush and Kensington Olympia providing access to the Central and District Line. Both Westfield and Kensington Olympia offer a fantastic selection of restaurants bars and entertainment.

Floorplans

Gross internal area 481 sq ft (44.7 sq m)
For identification purposes only.

General

Tenure: Leasehold (978 years remaining)

Local Authority: The London borough of Hammersmith and Fulham

Service Charge: £872per annum

Ground Rent: Peppercorn

Council Tax: Band C

EPC Rating: C

Parking: Residents parking permit

Broadband: Installed

Guide Price: £450,000

Fulham

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