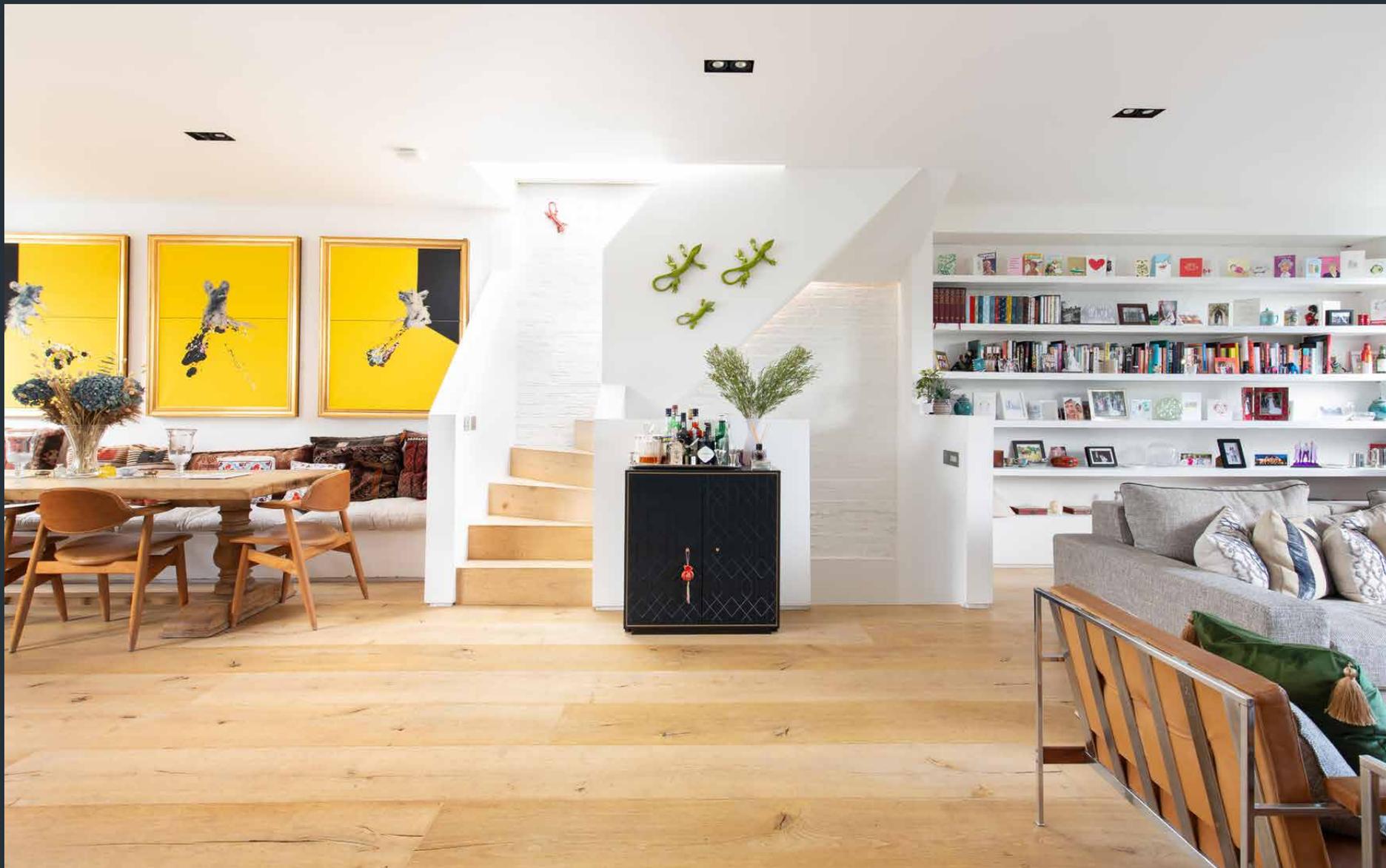


# DOMUS NOVA



Sinclair Road W14  
£1,625,000



Across the top two floors of a Victorian townhouse, a stylish, modern apartment awaits. This three-bedroom

home has been thoughtfully designed to maximise light and optimise mood. Cleverly zoned and spanning nearly 40 feet, the open-plan kitchen and living room takes the entire third floor. Dual-aspect fenestration and an understated aesthetic create an uplifting atmosphere.

A waterfall island makes for a strong centrepiece and sits in the heart of the kitchen and dining area. Light floods the plan through southwest-facing windows while bench seating makes optimum use of space and creates a cosy snug to dine in.

Wide planks of oak flooring add texture and flow into the living area. This space features a long, fitted sideboard and a minimalist look. Built-in shelving creates clean, parallel lines. An exposed girder adds a touch of industrial chic.





Up a staircase and past a feature wall of whitewashed brickwork, the London roofscape reveals itself. One of very few on the street and lined with decorative Victorian chimneys, the decked roof garden provides privacy and panoramic views of the neighbourhood and beyond. This space also includes a barbecue area.

A level of inviting bedrooms lies on the second floor. The principal bedroom features neutral décor, sash windows and a dressing room. A striking, polished concrete ensuite has a frameless shower and recessed lighting.

Two further bedrooms feature fitted storage, sisal carpets and cast-iron radiators. A bright family bathroom has a floating toilet and cabinet vanity, a walk-in shower and a freestanding rolltop bath.

Sinclair Road is a modern home within a period framework offering loft-style living and gallery-like proportions. A bright and contemporary apartment with a pared-back palette, it is waiting for you to leave your mark.











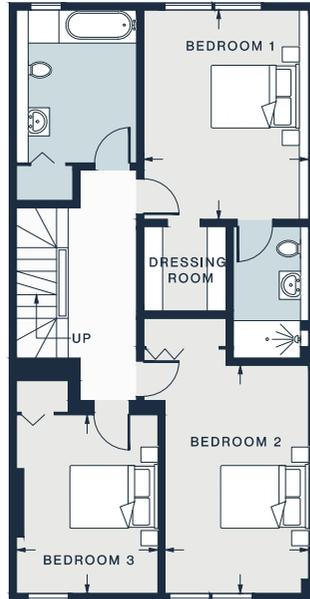




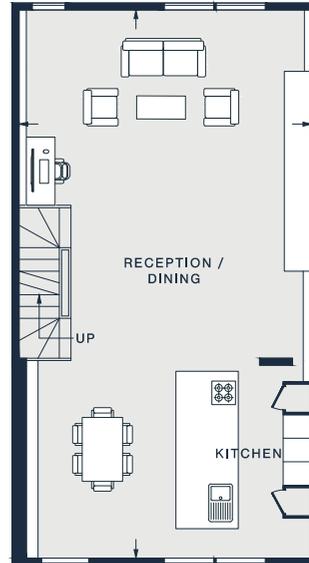
FIRST FLOOR



FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR

RECEPTION / DINING  
38'2 x 20'4 (11.6m x 6.2m)

BEDROOM 2  
15'10 x 10'1 (4.8m x 3.0m)

BEDROOM 1  
14'7 x 11'7 (4.4m x 3.5m)

BEDROOM 3  
12'9 x 9'7 (3.8m x 2.9m)

Approx. Gross Internal Area = 1,668 sq ft / 155.0 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

## Property Details

- Open-plan reception
- Modern kitchen
- Principal bedroom suite
- Two guest bedrooms
- Dressing room
- Family bathroom
- Decked roof garden
- Hammersmith & Fulham

Approx 1,319 sq ft / 122.54 sq m

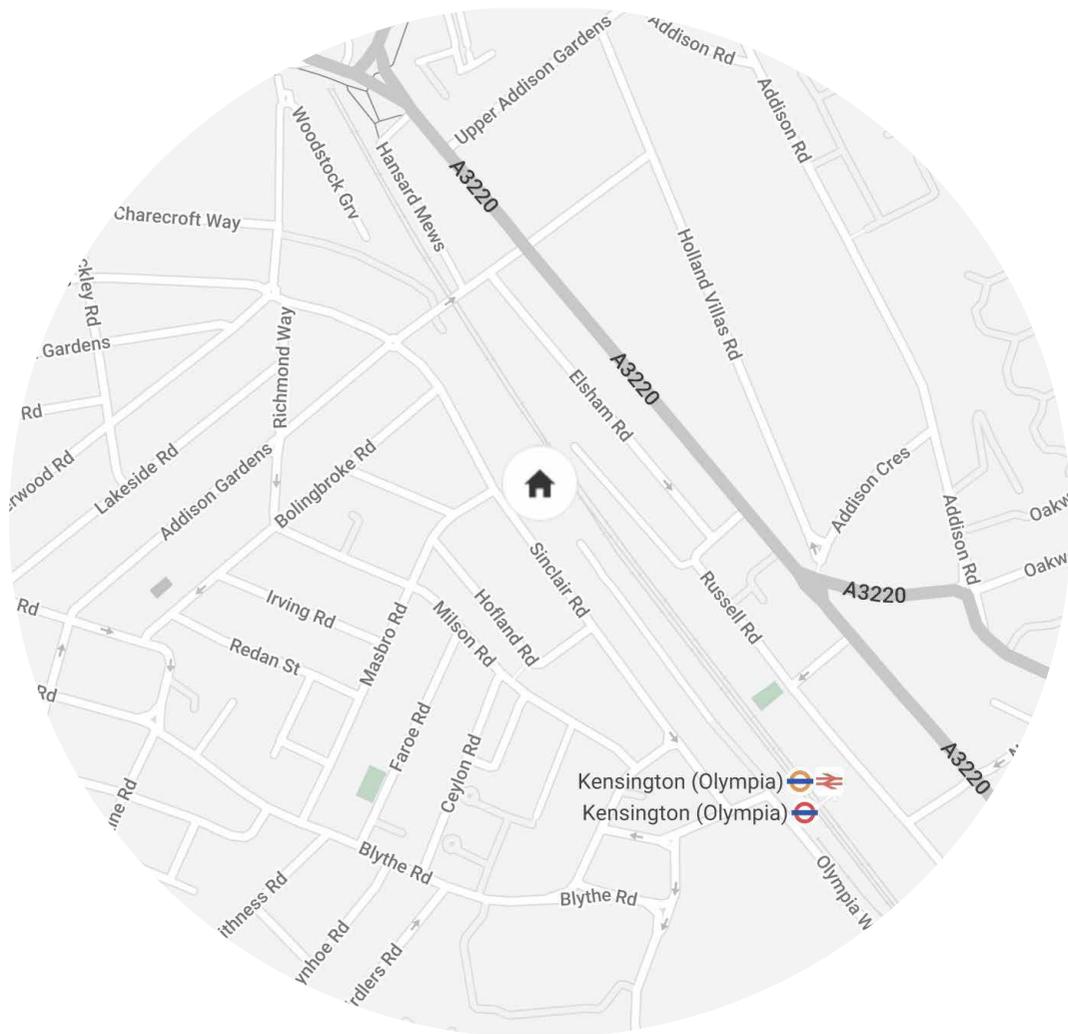
EPC - C

Share of freehold - Circa 990 year lease

Ground rent - TBC

Service charge - TBC

Council tax band - E



### Location

Sinclair Road is an attractive, residential street of stucco columns and Victorian facades. The immediate area has a wide range of restaurants and pubs. Local favourite The Havelock Tavern is a gastropub offering an international menu. Slightly further afield is Enoteca Rosso – a wine bar famed for its cheese and charcuterie. Amble to Holland Park and be at the Japanese garden within 15 minutes. Meanwhile, Kensington Olympia station is just a four-minute walk away.

- Kensington Olympia – 4 minutes (District, Overground)
- Shepherd's Bush – 8 minutes (Central, Overground)

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