

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr**&co



## Holyoake Walk, Brentham, London W5

**A three-bedroom terraced family home, offering buyers potential to improve to their own taste. The property features a spacious garden that presents an excellent opportunity for an extension (STPP).**

The accommodation comprises of generous reception room to the front, a kitchen with rear door entrance to the garden, three bedrooms, and a bathroom. The property is situated in the popular family area of Ealing, offering local shopping facilities of Pitshanger Lane, whilst Ealing Broadway offers comprehensive facilities including the Elizabeth Line. The house has the benefit of new double glazed timber casement windows and external doors throughout.

**Asking Price: £775,000 Freehold**

020 8743 1166  
sales@kerrandco.com

020 8743 4332  
lettings@kerrandco.com

www.kerrandco.com



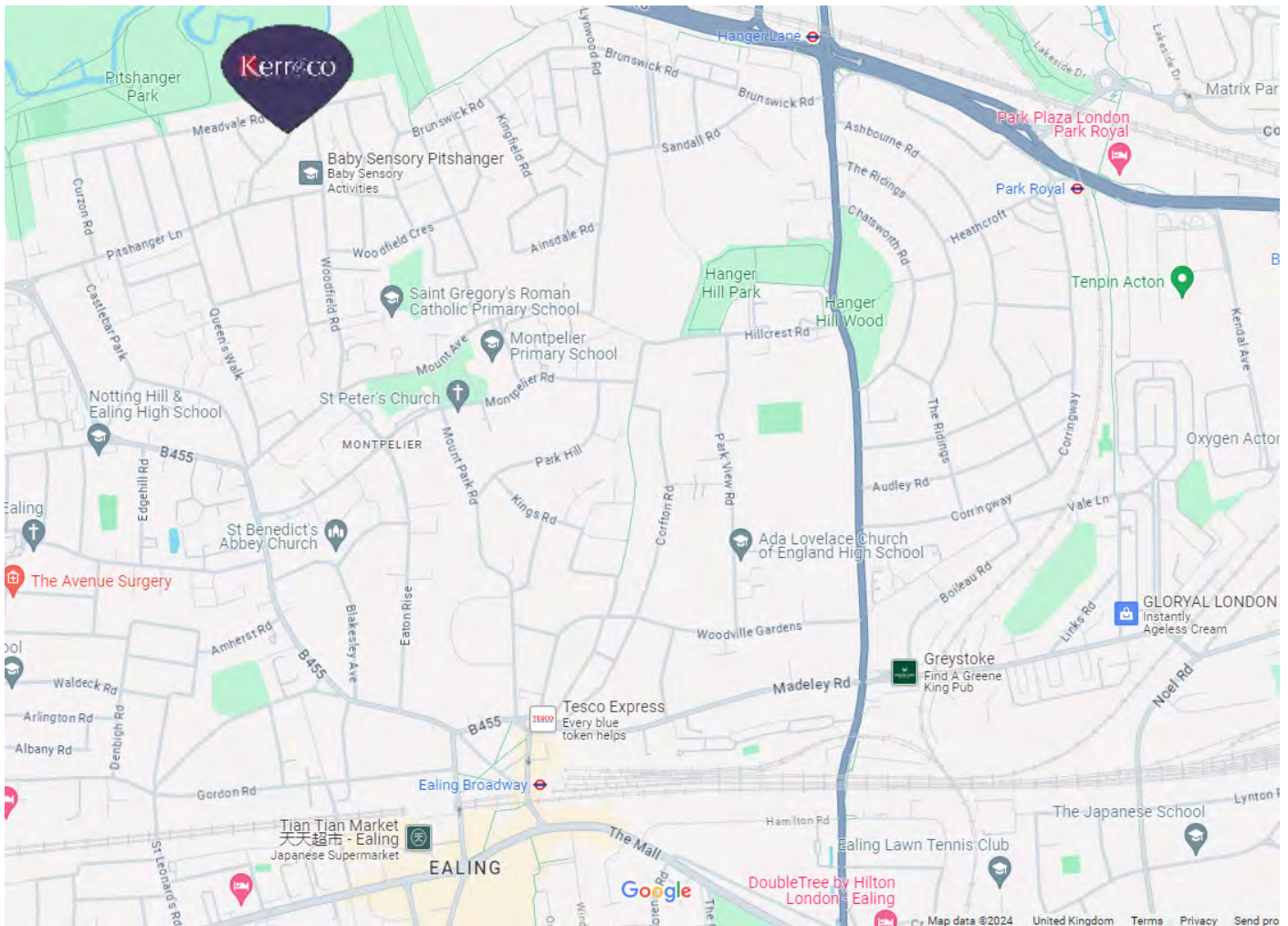




**Holyoake Walk, London W5 1QJ**  
Terraced house on Holyoake Walk near the Brentham Club.  
Generous garden, leaving a great opportunity to extend (STPP)  
Three bedrooms.  
Reception room  
Separate kitchen.  
Rear garden measuring approx. 74' x 18'  
Potential to extend subject to the usual consents.  
Local amenities can be found along Pitshanger Lane and Ealing Broadway along Uxbridge Road and transport (including underground stations) via Hanger Lane and Ealing Broadway approx. 10-15 mins walk.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Tenure and other pertinent information:**

Freehold

Service charge covers: maintenance, repairs, communal electricity, buildings insurance.

Local Authority: London borough of Ealing

Parking: On street

Council Tax: Band F ( £2,814.27 for current financial year 24/25)

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband is available locally

Heating: Gas fired central heating via radiators

Accessibility: Stepped access to front door

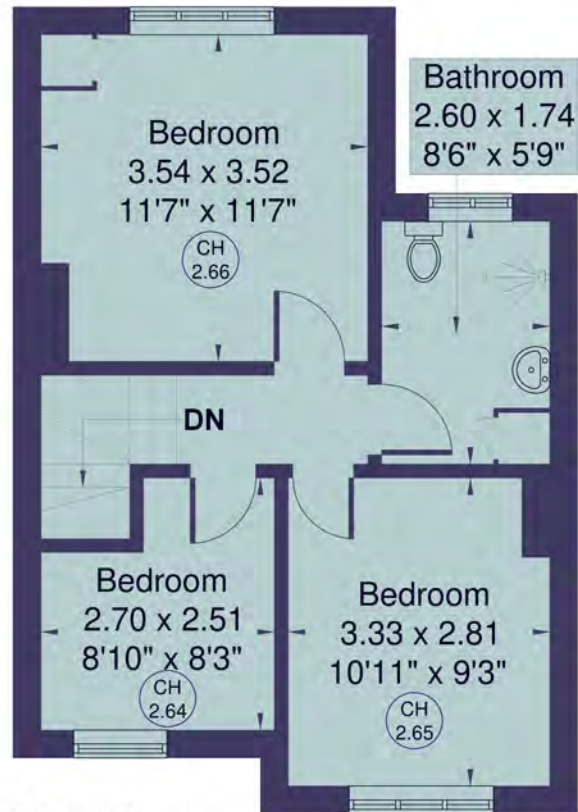
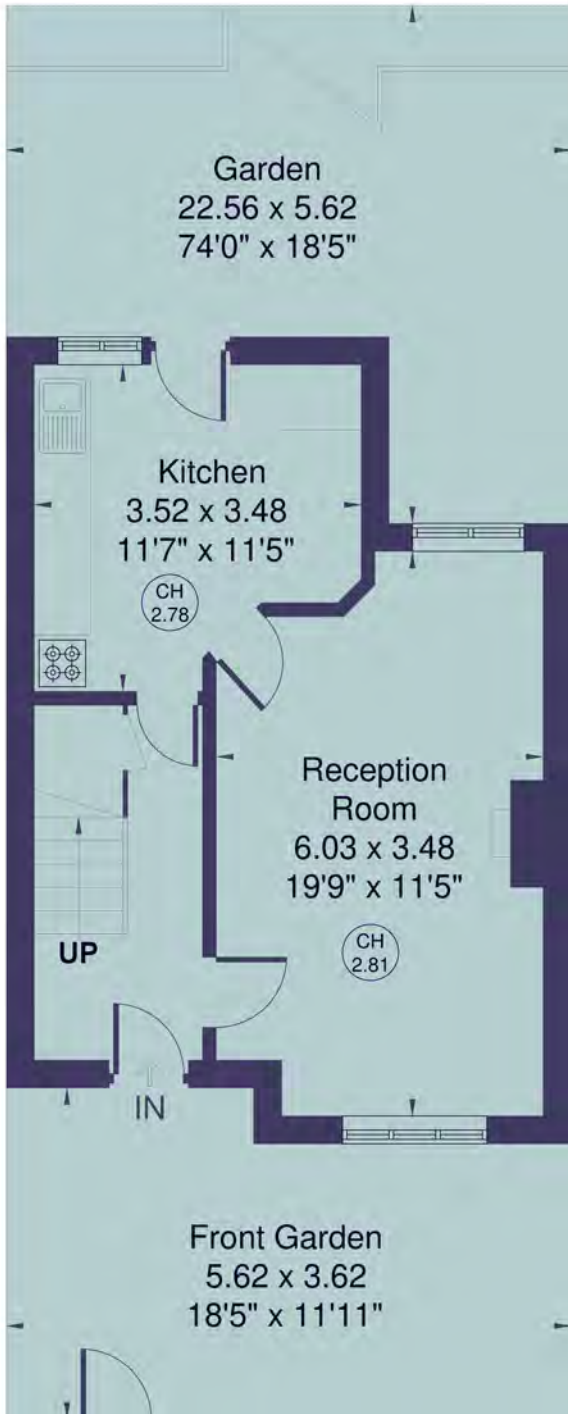
**Holyoake Walk, W5 1QJ**

Asking Price: **£775,000**

Three bedroom Terraced house

Approximate gross internal floor area: **824 Sq. Ft. (76.6 Sq. M.)**

Tenure: **Freehold**



**First Floor**  
**38.4 sq m / 413 sq ft**

**Ground Floor**  
**38.3 sq m / 413 sq ft**

1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.  
2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.  
3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.