

# Rolfe East



Holyoake Walk, W5

£825,000

- Three bedrooms
- Excellent condition throughout
- Double glazed windows
- No upper chain
- Terrace house
- Front and rear gardens
- Gas central heating
- EPC Rating: D / council tax band: F

Nestled in the heart of the Brentham Garden Suburb and just a short walk from the Award Winning Pitshanger Lane is this beautiful three Bedroomed Brentham Cottage presented in excellent condition throughout.

Holyoake Walk is perfectly located in the highly sought after family area of Pitshanger Village. The ever popular Pitshanger Lane (which won Great British High Street of the year award in 2015) is just moments away, with its fantastic family run shops, cafes and restaurants, as is the wonderful Pitshanger Park. The excellent North Ealing Primary School is within walking distance, and other schools close by include St Benedict's and Notting Hill and Ealing Girl's school (we advise contacting individual schools to check admission policies). The brilliant amenities of Ealing Broadway are also easily accessible, as well as the excellent transport facilities, including Central and District line tubes, Great Western mainline with a fast service to both London Paddington and Heathrow, plus easy access to the A40 and M40.

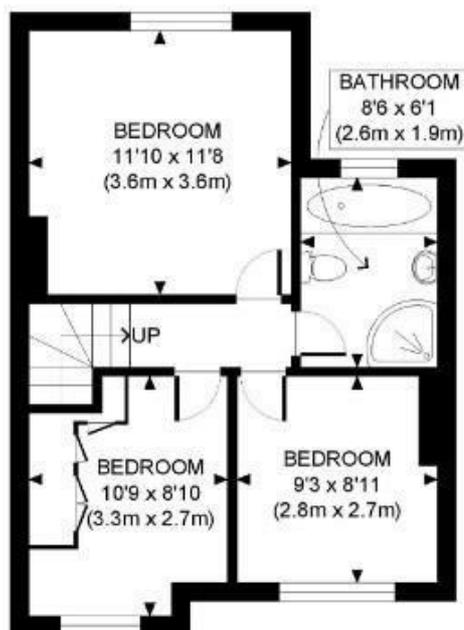


Council Tax Band: F





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 391 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 416 SQ FT

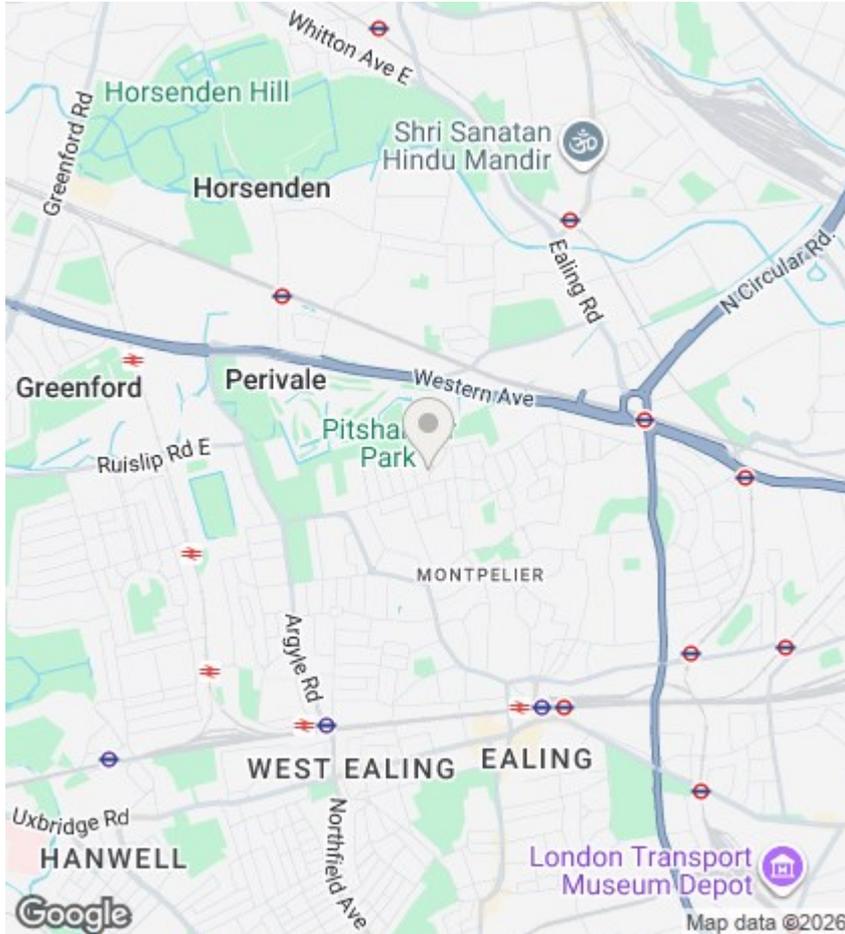


APPROX. GROSS INTERNAL FLOOR AREA: 807 SQ FT/ 75 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8567 2242 to make an appointment.