



£320,000 Leasehold
HOLYOAKE HOUSE, HOLYOAKE WALK, W5 1QW





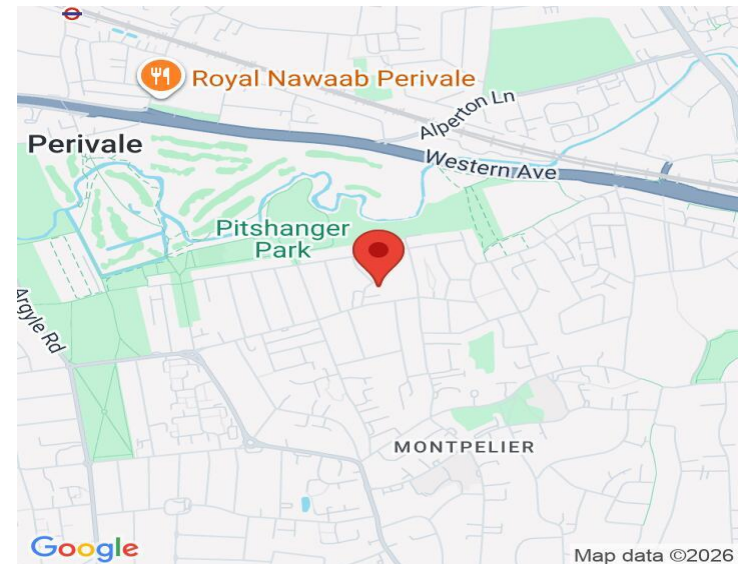
Situated on the first floor of this well maintained and managed 1930's Brentham Estate purpose-built block, offering a peaceful leafy outlook over a beautifully kept communal garden. It features own entrance, hallway with a spacious utility cupboard (housing the washing machine, which is included in the sale), along with access to useful loft storage space, a light and airy bay-fronted living room with fitted kitchen zone, double bedroom and modern bathroom with natural light. Offered in a smart neutral decor, with wood flooring and fitted carpet to the bedroom. Outside there is also ample free, on street parking available. Benefitting from a long lease and low outgoings, this well managed and maintained period apartment, would make an ideal first time buy.

Situated in this wide, leafy residential road. just a few minutes' walk from sought-after Pitshanger Lane with its wide range of boutique shops, bars and restaurants plus regular speedy bus services to Ealing town centre with multiple transport links including Ealing Broadway Elizabeth Line and Central and District Line station. The lovely green open spaces of Pitshanger Park are close at hand along with the Brentham tennis club and Hanger Hill golf course and Hanger Lane station, are also within easy walking distance. The A40 is also easily accessible for road access to Central London and the West.

Ground Rent: £175 per annum
Service Charge: £717.15, payable twice yearly (1 January and 1 July)
Lease Length: Approximately 104 years remaining

COUNCIL TAX BAND: C

EPC Rating: D

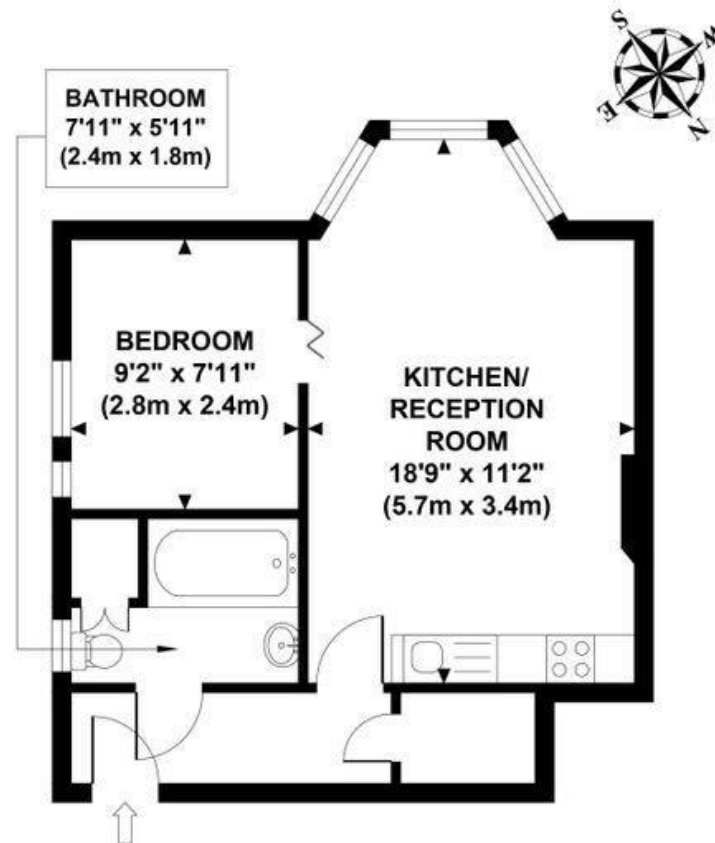


SINTON ANDREWS

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HOLYOAKE HOUSE

Approximate Gross Internal Area
370 sq ft / 34.40 sq m



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 370 SQ FT**

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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