

# Rolfe East



Hollingbourne Gardens, London, W13 8EN

£1,450,000

- 5 Bedrooms
- Sort after St Stephens Catchment Area
- Beautiful Period Features
- Set Over Three floors
- Off Street Parking
- Semi Detached Edwardian House
- Residential Tree lined Street
- Chain Free
- West facing Garden
- Three Reception rooms

Grand proportions and a coveted address are the hallmarks of this inviting family residence. Situated on a wide, tree-lined street in the highly sought-after St Stephen's area, this magnificent halls-adjointing Edwardian semi-detached house seamlessly fuses traditional elegance and grace across three spacious levels. Arranged over 2,000 sq ft, the property boasts voluminous living spaces that retain beautiful original features, high ornate ceilings, and open fireplaces.

The ground floor features a bright separate living and dining area flowing effortlessly together, alongside a spacious, functional kitchen with ample cabinetry. Upstairs, discover spaciouly proportioned double bedrooms and an elegant main bedroom boasting a deluxe en-suite.

The interior flows seamlessly out to a beautiful, west-facing established garden featuring a sun-kissed patio—an idyllic family haven designed for entertaining. To the front, the property benefits from highly desirable off-street parking. Offered with the distinct advantage of no onward chain, this is a rare opportunity to acquire a substantial home of unique quality.

Perfectly positioned in a sought-after community locale, the property is just footsteps from the lush green expanses of both Cleveland Park and Pitshanger Park. Families will appreciate the close proximity to top-tier schooling, including Notting Hill & Ealing High School and Drayton Manor High School. For the commuter, West Ealing Station is within easy reach, offering rapid Elizabeth Line connections across London, while local amenities—including a large Waitrose—are close at hand for ultimate convenience.

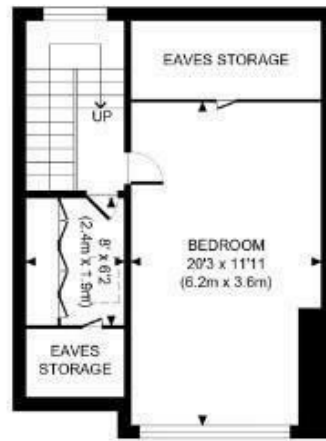


Council Tax Band: G





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 841 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 457 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 385 SQ FT

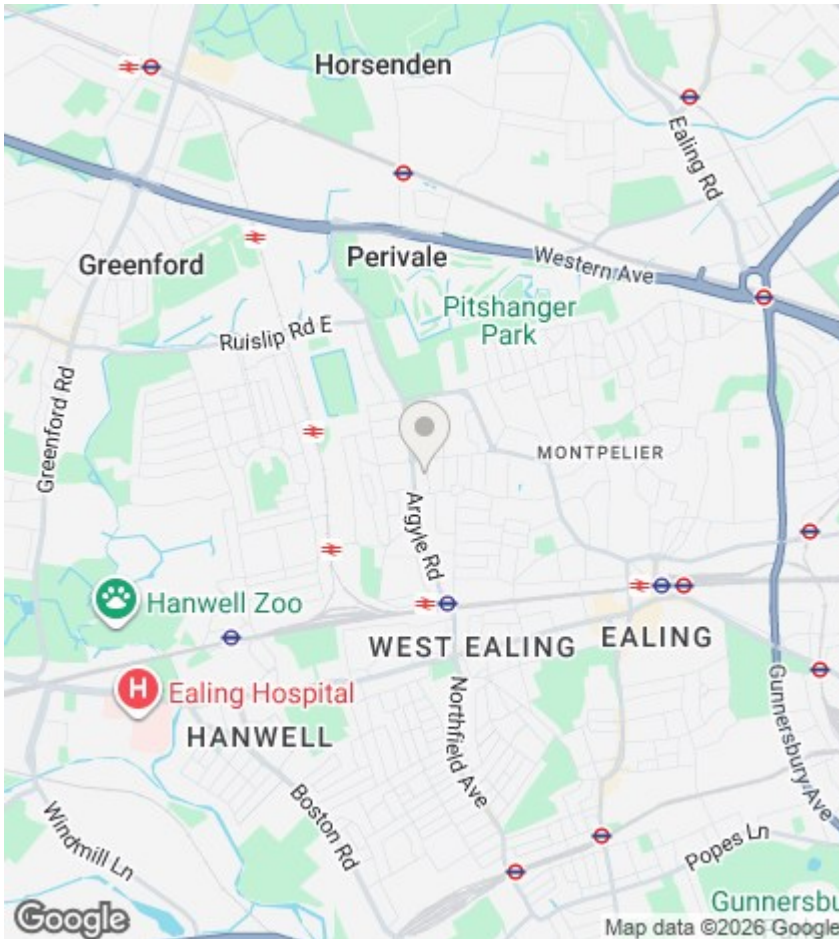


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 846 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2144 SQ FT/ 199 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2052 SQ FT/ 191 SQM

**Rolfe East**

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

Driving Route Overview Distance: 0.7 miles  
Estimated Time: 2 minutes (with usual light traffic)  
Primary Route: Via Kent Gardens and Cleveland Rd  
The journey takes you southwest through Ealing, moving from Pitshanger Lane down past Kent Gardens towards the St Stephen's area.

## Viewings

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

## EPC Rating: TBC

