



## Holyoake Walk, W5

This beautifully presented three-bedroom period terraced family home boasts a generous frontage and is arranged over two floors. The property is offered in excellent condition throughout and features a spacious reception room, a separate kitchen, charming period features, and a large private west-facing garden and benefits from no onward chain.

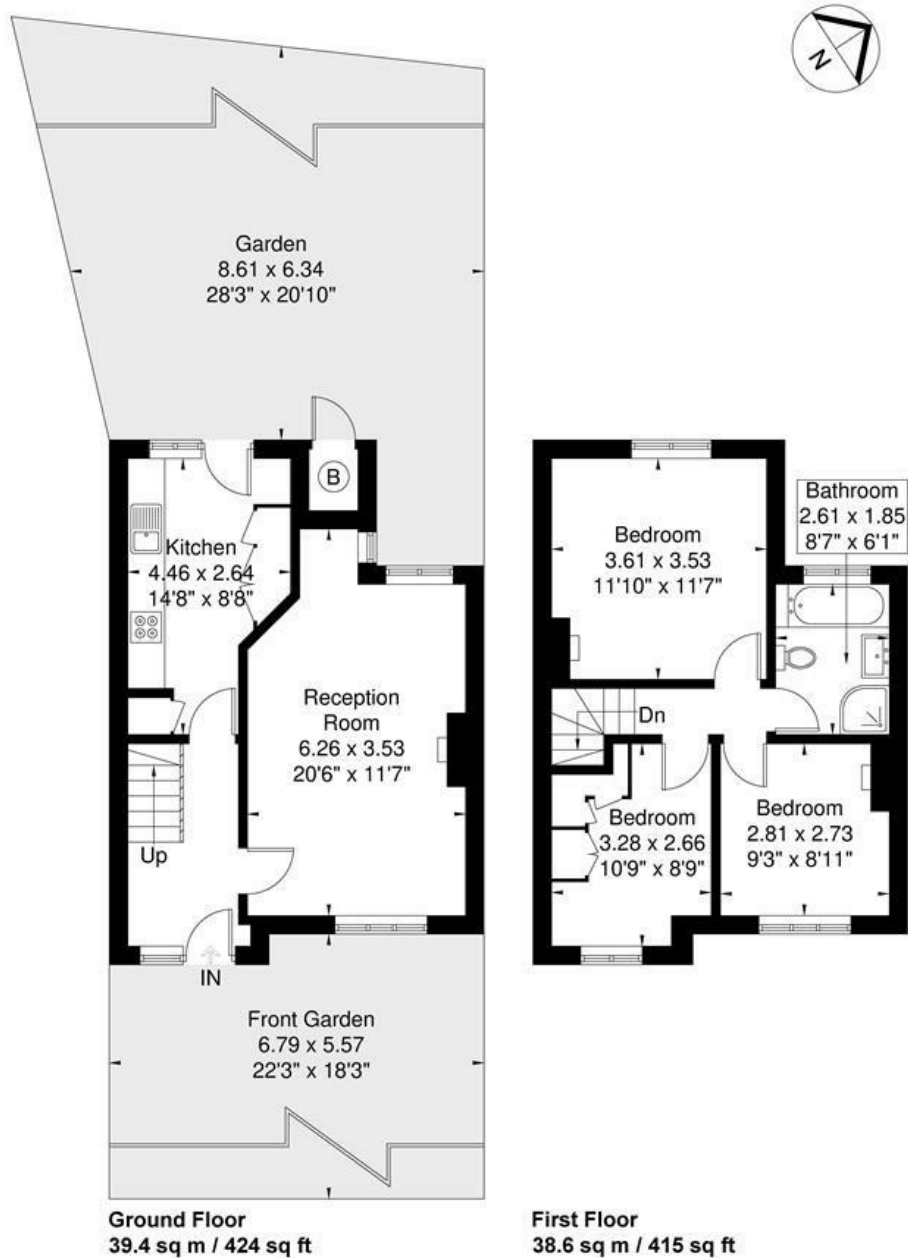
The location is particularly desirable, being within close proximity to Pitshanger Lane, recently voted London's best neighbourhood high street. The area offers an excellent selection of well-regarded cafés, independent shops, and local bars. Nearby green spaces include Fox Wood Nature Reserve, Montpelier Park, Hanger Hill Park, and Pitshanger Park, the latter conveniently located moments from the property and offering year-round family activities, including five-a-side football pitches and tennis courts.

£850,000

- Freehold terrace
- Three bedrooms
- No chain
- West facing garden
- Double glazed
- Sought after location
- Short walk to Pitshanger Lane
- North Ealing primary school
- Short distance from Ealing Broadway
- Excellent order throughout

# Holyoake Walk

Approximate Gross Internal Area = 78 sq m / 839 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      | 79        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |