







 2 Bedrooms |  1 Reception |  1 Bathroom |  EPC Current C

Helliwell & Co. is proud to present a two double bedroom flat located on Pitshanger Lane within the heart of the Brentham Garden Estate.

Set on the first floor of this well-maintained purpose-built block and beautifully presented by the current owner, it's dual aspect offers plenty of natural light throughout. As you enter, you are met with a spacious hallway with a storage cupboard, which leads onto a large south-facing reception room. The separate fitted kitchen with integrated appliances has external access to the rear of the Holyoake Court. Both double bedrooms are of a good size, with the larger enjoying the south-facing aspect and the second bedroom having ample built-in storage. The tiled bathroom comes equipped with a bathtub and a shower. Further benefits include a recently extended long lease, potential to extend (STPP), double glazing, gas central heating and a residents' parking permit or the potential for off-street parking.

Holyoake Court is set within the heart of the Brentham Conservation Area, steeped in history, the location is incredibly convenient for a variety of exceptional schools (including Montpelier, North Ealing, St Gregory's, St Benedict's, St Augustine's, Ada Lovelace and Notting Hill & Ealing) as well an abundance of parks and social opportunities in the award-winning Pitshanger Village, known for its fantastic selection of boutiques, cafes, restaurants and the popular Brentham Club. The buzzing centre of Ealing Broadway (Elizabeth Line, Central Line, District Line, Mainline and GWR) is easily reachable, offering excellent transport links and plenty of shops, bars and restaurants.

- Purpose Built
- Potential to Extend (STPP)
- Two Double Bedrooms
- Beautifully Presented
- Double Glazing
- Parking
- Idyllic Pitshanger Lane
- Tenure: Leasehold (165 years)
- Service Charge: £1526.87pa
- Council Tax Band: D

## HOLYOAKE COURT

Approximate Gross Internal Area  
631 sq ft / 59 sq m

