



Leslie
& Co.

HOLYOAKE WALK, EALING, LONDON, W5

Rent: **£4,000 PM**



Leslie & Co





About the property

Why we'd rent it

There is something rather special about the Brentham Garden Estate. Designed as a garden suburb and now protected as a conservation area, it has a character and sense of community that feels distinctly different from much of Ealing. Holyoake Walk sits right in the heart of it, with Pitshanger Lane and Pitshanger Park just a couple of minutes away.

The house has recently been refurbished and is in immaculate condition, with a new kitchen, new appliances, and a fresh finish throughout. At around 1,209 sq ft internally, it offers plenty of proper family space too: separate reception and dining rooms, four bedrooms across the upper floors, a family bathroom, a utility room, and useful eaves storage.

Then there is the garden. At approximately 35ft, it is a good size without becoming a weekend gardening project, and at the far end sits a substantial studio of around 146 sq ft. Whether it's a home office, gym, creative space, or simply somewhere to escape the rest of the household for an hour, it is a genuinely useful addition.

Pitshanger Lane provides the everyday essentials, independent shops, cafés and restaurants, while Pitshanger Park is close enough to become part of daily life rather than somewhere you occasionally drive to.

Key features

- Four-bedroom character house on the Brentham Garden Estate
- Approximately 1,209 sq ft of internal accommodation
- Recently refurbished and presented in immaculate condition
- New kitchen with new appliances
- Separate reception room and dining room
- Approximately 35ft rear garden
- Separate 146 sq ft garden studio/home office
- Moments from Pitshanger Lane and Pitshanger Park
- Excellent access to Ealing Broadway and the Elizabeth line
- Available furnished or unfurnished

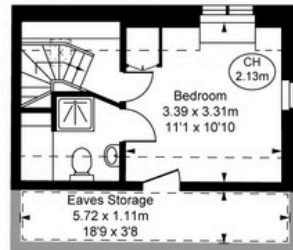
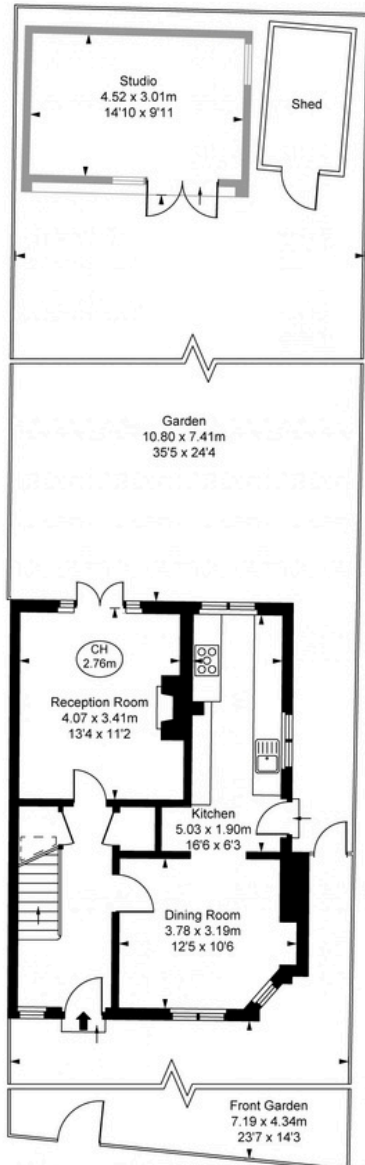
Material information

- Council Tax Amount - £3,088.98 (Band F)
- Rent - **£4,000 PM**

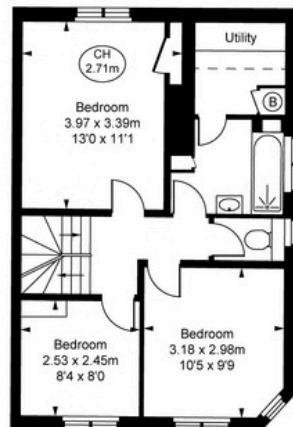


Holyoake Walk, W5

- Approximate Gross Internal Area
112.32 sq m / 1,209 sq ft
- Studio
13.59 sq m / 146 sq ft
- Eaves Storage
6.34 sq m / 68 sq ft
- Total Areas Shown on Plan**
132.25 sq m / 1,424 sq ft
(Including restricted height under 1.5m □ = □ □ □)
(CH = Ceiling Heights)



Second Floor
Approximate Gross Internal Area
18.68 sq m / 201 sq ft

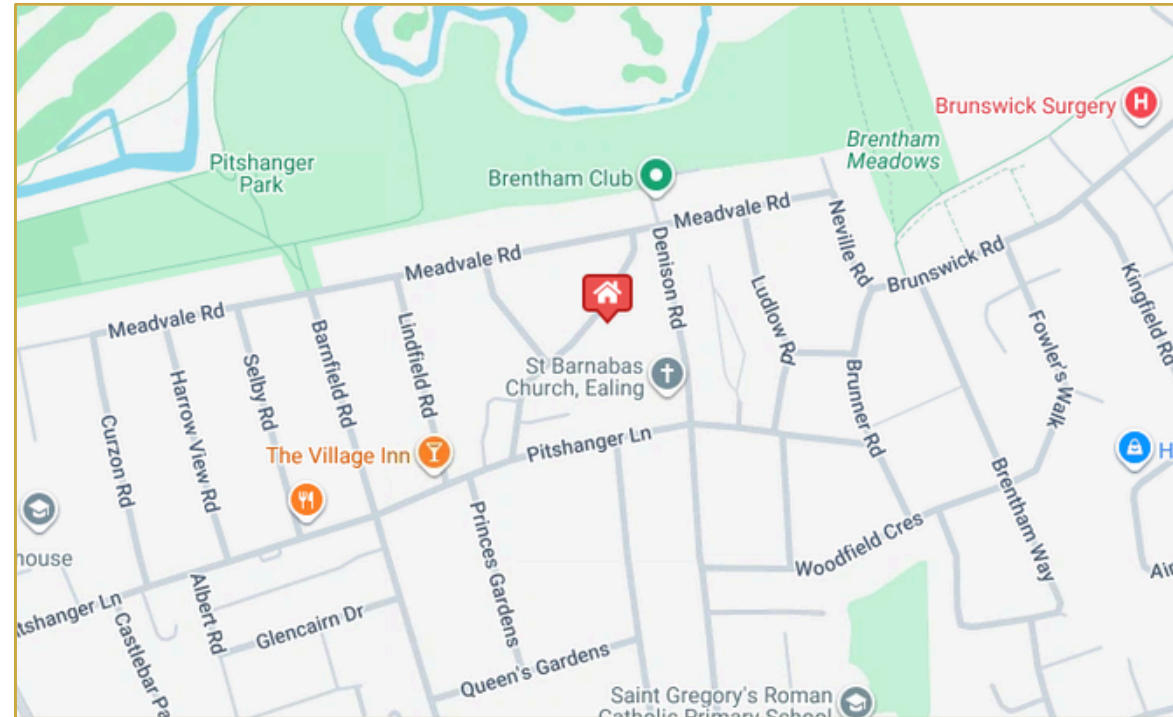


Ground Floor
Approximate Gross Internal Area
46.96 sq m / 505 sq ft

First Floor
Approximate Gross Internal Area
46.68 sq m / 502 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Energy rating

C