



Grimshaw & Co

Holyoake Court, Pitshanger Lane, Ealing, London W5 1QH
Price: £439,000 Leasehold - No Chain

Conveniently situated with easy access to **Pitshanger Lane** for local shopping facilities, bars & restaurants, buses towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for a number of local schools including North Ealing Primary, St Benedict's, Montpelier & St Gregory's Primaries, St Augustine's Priory and Notting Hill and Ealing High.

A well-presented 2 double bedroom first-floor purpose-built apartment and offered in good decorative order.

The accommodation comprises entrance hall, reception room, fitted kitchen with access to a rear balcony, 2 bedrooms and a bathroom.

There is a loft with potential for bedroom 3 (subject to usual regulations).

Total approx floor area 59 sq m / 631 sq ft.



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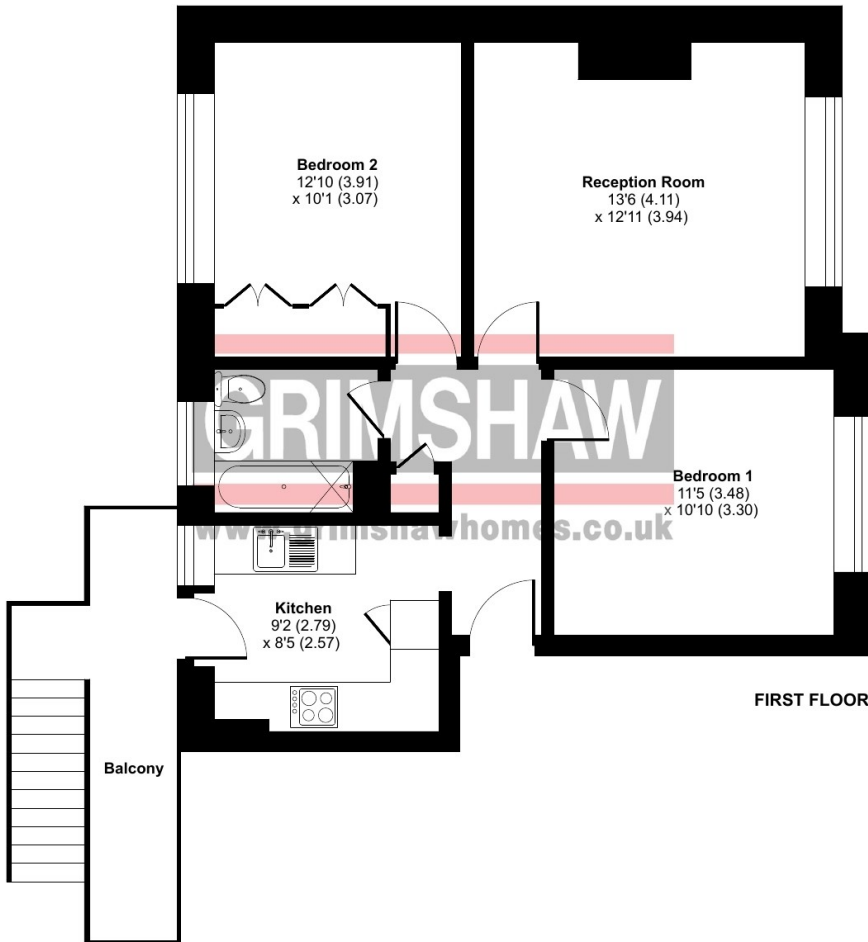
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Grimshaw & Co. REF: 866560

Lease approx 168 years (subject to confirmation)
Service charge approx £1,000 per annum (subject to confirmation)
Ground rent nil (subject to confirmation)
EPC Rating = D
Council tax band = D (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

