

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.

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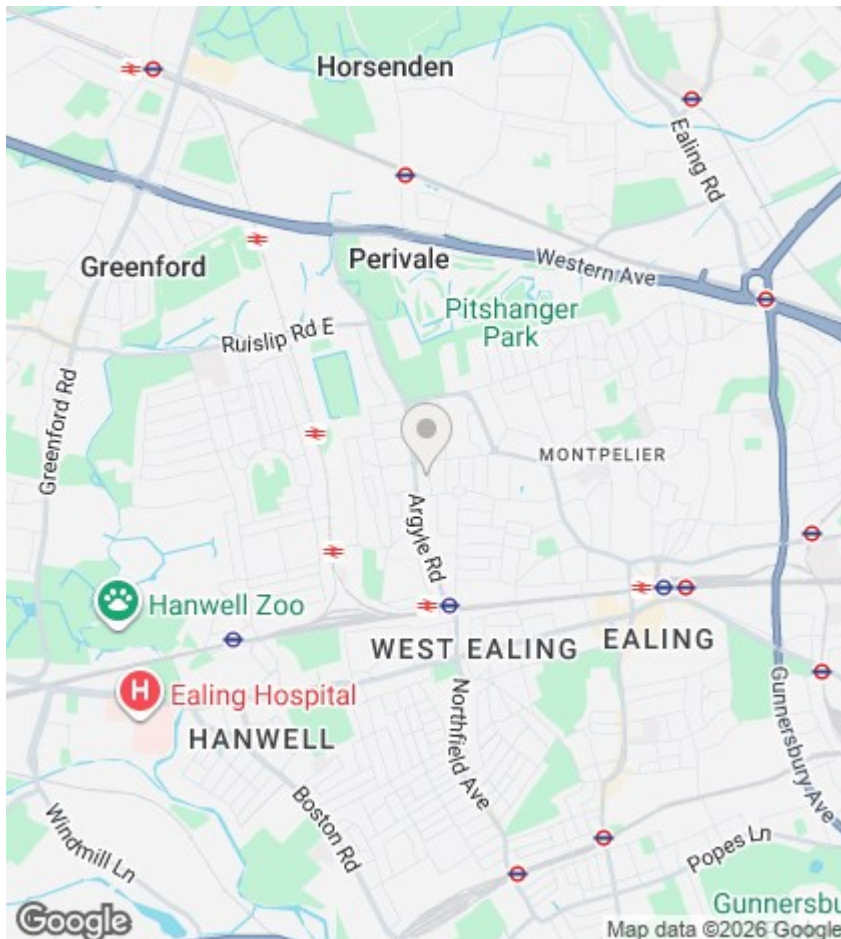
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Council Tax Band: G





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

