



DENE COURT, MOUNT AVENUE, EALING, LONDON, W5

Guide Price: **£530,000**







## About the property

Nestled within the leafy confines of Dene Court on Mount Avenue, we are pleased to present an exceptional ground-floor apartment that effortlessly combines classic charm with contemporary finesse. This stunning abode, situated on one of Ealing's finest streets, is an inviting prospect for downsizers, investors, first-time buyers, and young families seeking both tranquillity and convenience.

Offering circa 700 square feet of elegant living space, this delightful two-bedroom apartment has been tastefully refurbished, ensuring you can simply turn the key and revel in your new home. The original parquet flooring infuses a sense of heritage and character, seamlessly flowing through the generously proportioned rooms.

Natural light cascades through the large windows, each framing picturesque views of the beautifully maintained and expansive communal gardens, which provide a serene backdrop for this peaceful residence. These verdant views can be enjoyed from every aspect of the apartment, creating an ambience of rural retreat within the metropolis.



### Key features

- Wonderful Ground Floor Apartment
- Stunning Communal Gardens
- Original Parquet Flooring
- Refurbished Throughout
- Envious School Catchment
- Nestled Between Pitshanger Village & Ealing Broadway
- Share of Freehold
- Private Lockable Garage
- Chain-Free
- Buyer Information Pack Available

### Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band D**
- Guide Price - **£530,000**
- Lease Start Date - **29/01/1998**
- Lease Duration - **999 years**
- Lease Years Remaining - **972 years**
- Service Charge - **£2,400 yearly**

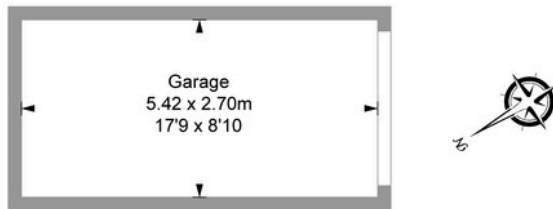


**PAUL LESLIE**

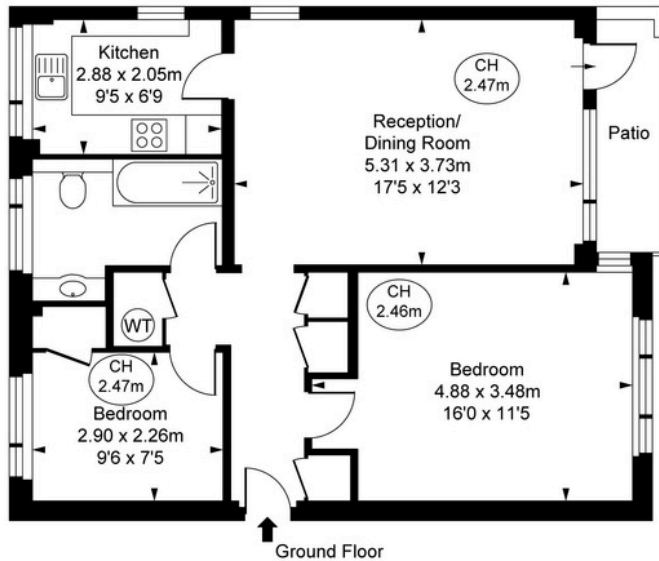
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**Dene Court, W5**

- Approximate Gross Internal Area  
63.95 sq m / 688 sq ft
- Garage  
14.63 sq m / 158 sq ft
- Total Areas Shown On Plan**  
78.58 sq m / 846 sq ft
- ( CH = Ceiling Heights )



(Not Shown in Actual Location Or Orientation)



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Fulham Performance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			