



**Cecil Close Mount Avenue, London W5 2RB**



***welcome to***

## **Cecil Close Mount Avenue, London**

A spacious, second floor flat, set within a purpose-built block situated on Mount Avenue in Ealing. The property is circa 800 sq.ft and is in need of some refurbishment which is perfect for a purchaser wanting to create their own style home.

The property offers a large entrance hall, a reception/dining room, a separate kitchen, a main double bedroom, a second double bedroom and a family bathroom. Other benefits include over 900+ year lease remaining, a useful hallway storage cupboard, a large well-kept resident's garden, a share of freehold, a private garage and no onward chain.

The flat is excellently located within easy walking distance of 3 stations that collectively service all parts of the West London - Ealing Broadway (Elizabeth, District, Central), Hanger Lane (Central) & Park Royal (Piccadilly). The A40 & M40 is also easily accessible.

The property is also within a short walk to the popular Ealing town and shopping centre which contains the full range of High Street stores, an abundance of restaurants and cafes, and also offers many local amenities such as the new Filmworks picture house.

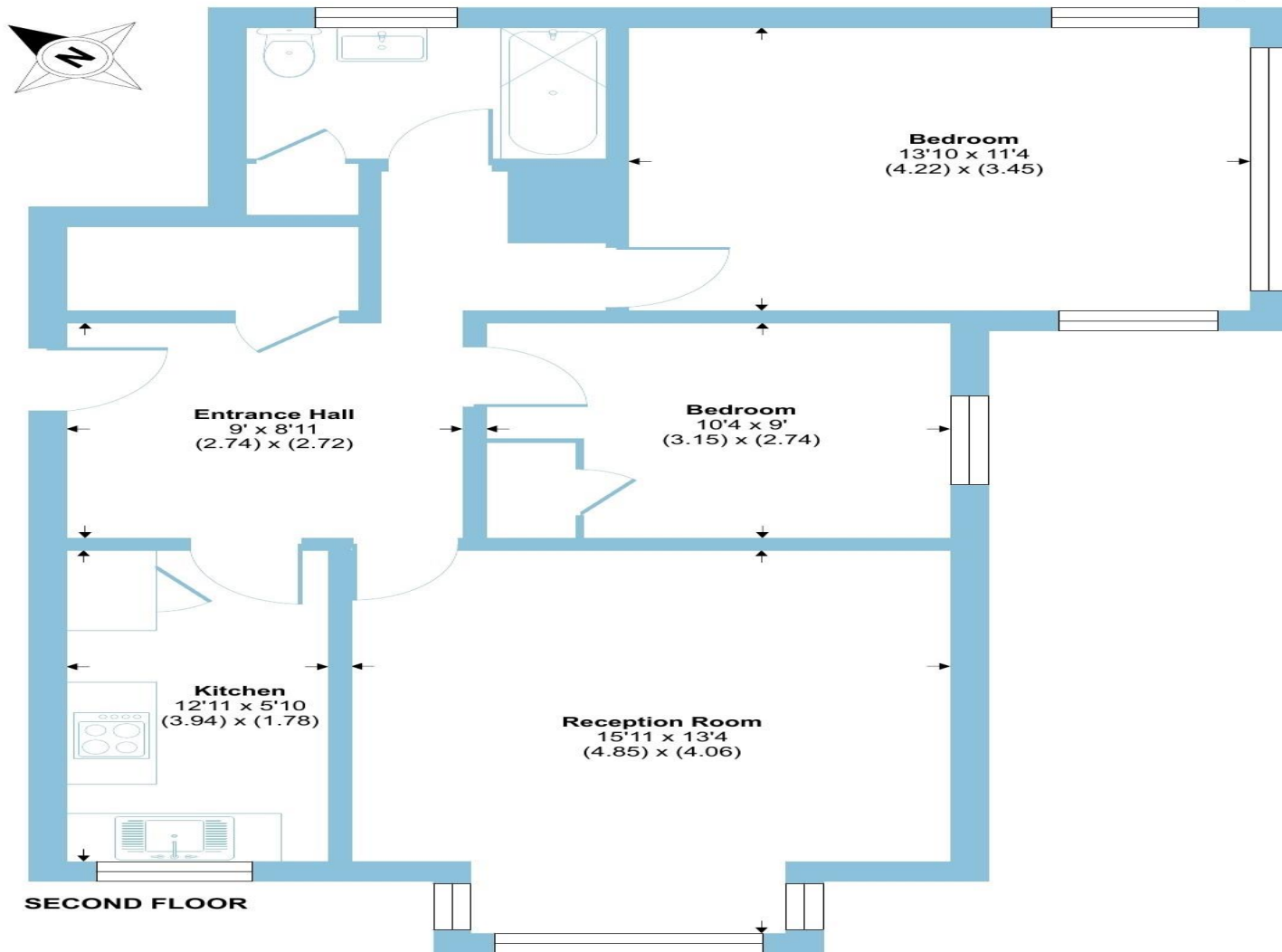
The immediate vicinity has an excellent selection of renowned state and private schools such as Montpelier Rd Primary School.



# Cecil Close, Mount Avenue, London, W5

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̈achecom 2024. Produced for Barnard Marcus. REF: 1219642



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## **Cecil Close Mount Avenue, London**

- Second floor, purpose built flat in Ealing
- Two double bedrooms
- Private garage
- Residents communal garden
- No onward chain

Tenure: Leasehold EPC Rating: G

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1935. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## **Offers in excess of £450,000**

This second floor flat situated in Cecil Close in Mount Avenue in Ealing, offering two double bedrooms, a spacious reception room, a private garage, and no onward chain. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL108652](https://barnardmarcus.co.uk/Property/EAL108652)



Property Ref:  
EAL108652 - 0006

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