

Park Gate, Mount Avenue, Ealing, London W5 1PX

Price £875,000 Freehold

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Conveniently situated in an Ealing W5, residential cul-de-sac location with central featured communal garden, on the Montpelier Park conservation area - a well-presented, light and airy, 3-4 bedroom terraced town house arranged over three floors with a rear garden, garage and off-street parking.

The accommodation comprises entrance hall, cloakroom, ground-floor bedroom / office, double reception / dining room with access to a balcony, fitted kitchen, 3 further bedrooms and a family bathroom / WC.

Outside - the rear garden is approx 27ft with a pergola and paved terrace. There is an integral garage and off-street parking.

Local schools include Montpelier and St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, Notting Hill & Ealing High and St Benedict's.

Access to **Ealing Broadway** station with Elizabeth Line connection for central London and beyond.

Ealing Broadway town centre has numerous shopping facilities, bars and restaurants. **Pitshanger Lane** has shopping facilities, bars and restaurants and the lovely open spaces of Hanger Hill Park are nearby.

Road connections - nearby for A406, A4, A40 and M4 & M40 motorways.

Local schools - well-placed for local schools including St Augustine's Priory, Montpelier Primary, St Benedict's, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High. North Ealing Primary, Notting Hill & Ealing High and Twyford CofE High.



















EPC Rating: D

Council tax band: F (£3,088.98 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Integral garage with off-street parking

Connected services and utilities: Electricity: mains gas: mains drainage

Surface water: 'Very low' means less than 0.1% chance of a flood each year.

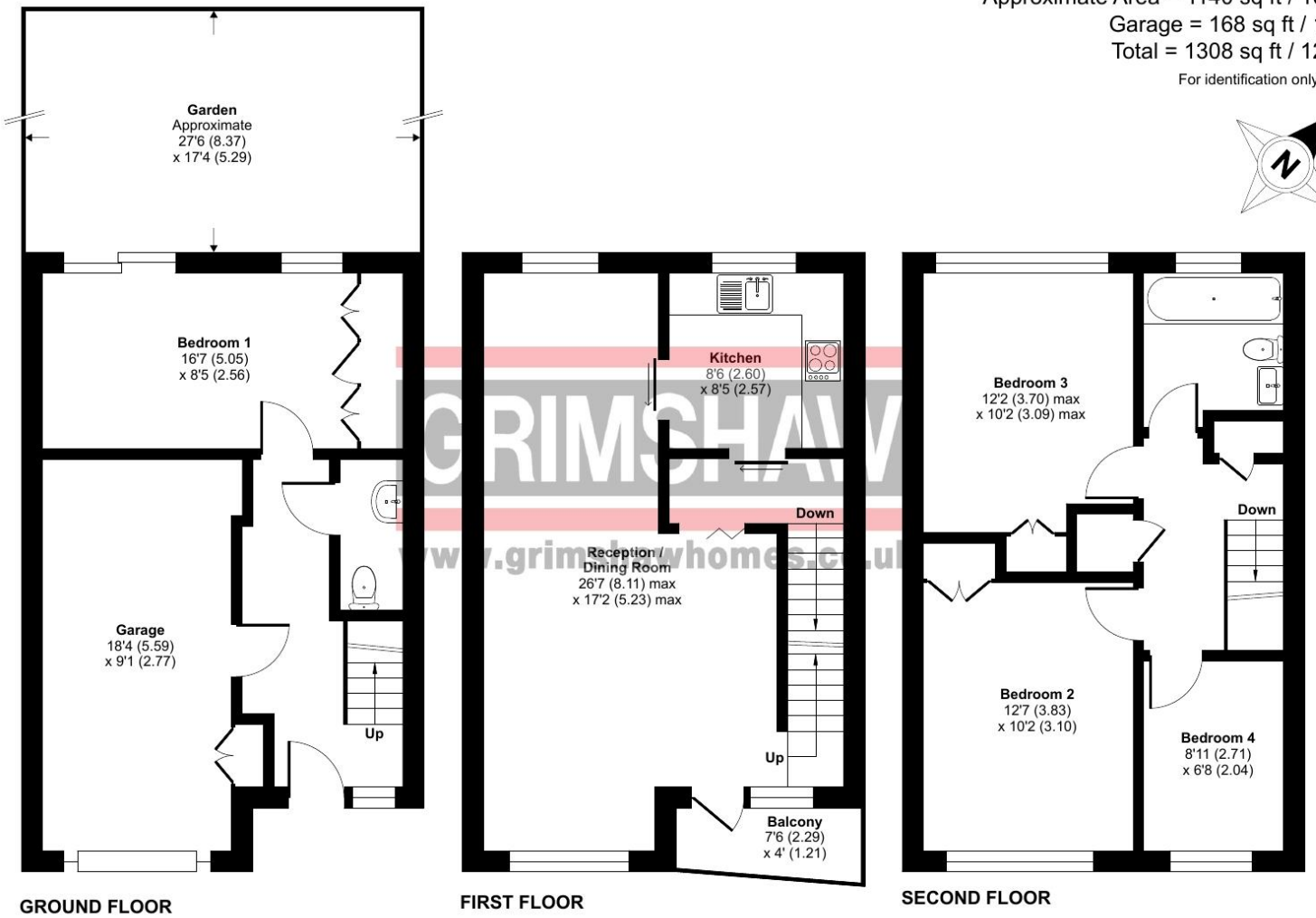
Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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.

Park Gate, Mount Avenue, London, W5

Approximate Area = 1140 sq ft / 105.9 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1308 sq ft / 121.5 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grimshaw & Co. REF: 1524137

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