

Rolfe East



Mount Avenue, W5

£499,950

- Excellent School Catchment Area
- Well-maintained Communal Gardens
- Walking Distance to Ealing Broadway
- Ground Floor Convenience
- Move-in Ready
- Two Spacious Bedrooms
- Undercroft Parking Space
- Over 900 Years on the Lease
- Highly Sought After Location
- Large Modern Fitted Kitchen

Clean and stylish modern lines embrace this refreshingly spacious ground-floor home. Offering a seamless mix of streamlined living spaces and a flexible layout, it presents neat interiors with potential to further enhance. Footsteps to local cafes, top schools and transport links

Situated in a highly sought-after, tree-lined Ealing enclave, this remarkably spacious ground-floor apartment completely reimagines modern apartment living. The property functions as a secure and private retreat, making it highly attractive to downsizers, executive couples, and families alike.

The heart of the home is a flowing, open-plan reception room dressed in crisp, contemporary neutral tones that maximize natural light. Thanks to its prime ground-floor positioning, the living space enjoys direct visual proximity to the beautifully manicured shared communal gardens, offering the peaceful atmosphere of a garden-facing residence without the upkeep or the need for communal stairs and lifts.

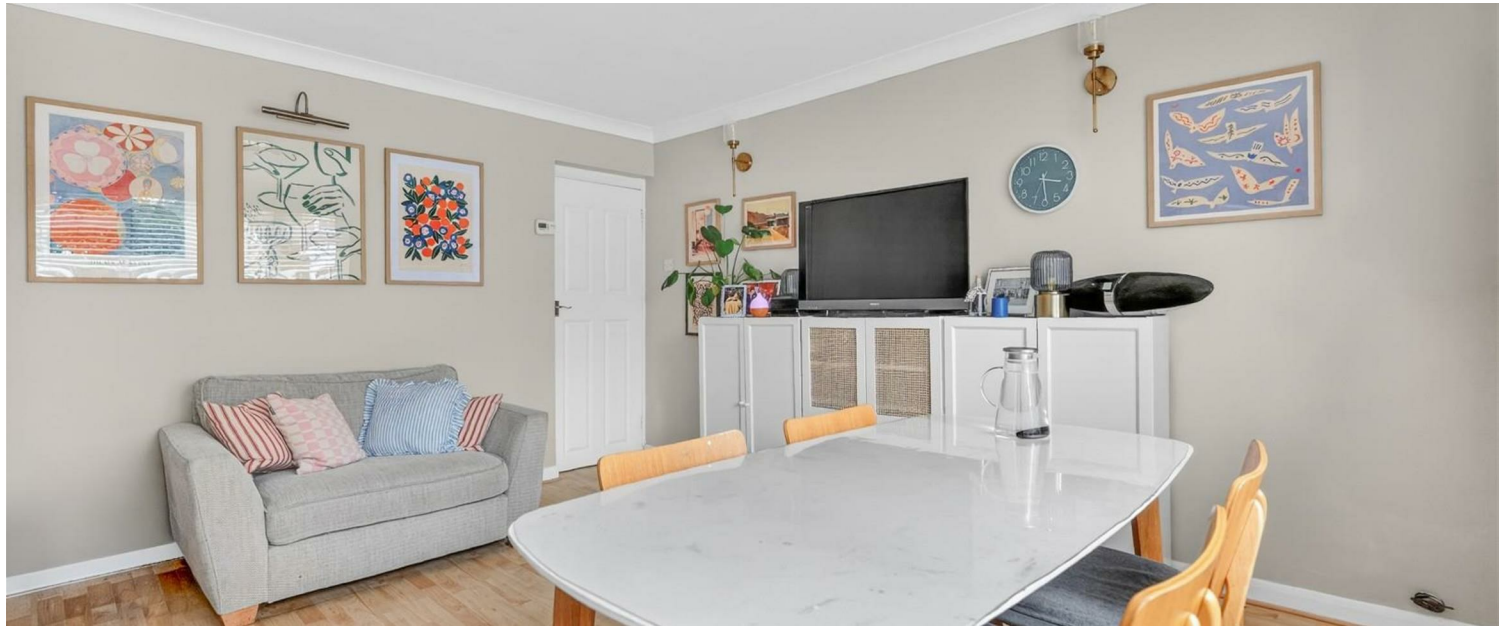
With neatly presented interiors that are entirely comfortable, this superb property balances quiet privacy with urban convenience.



Council Tax Band: D

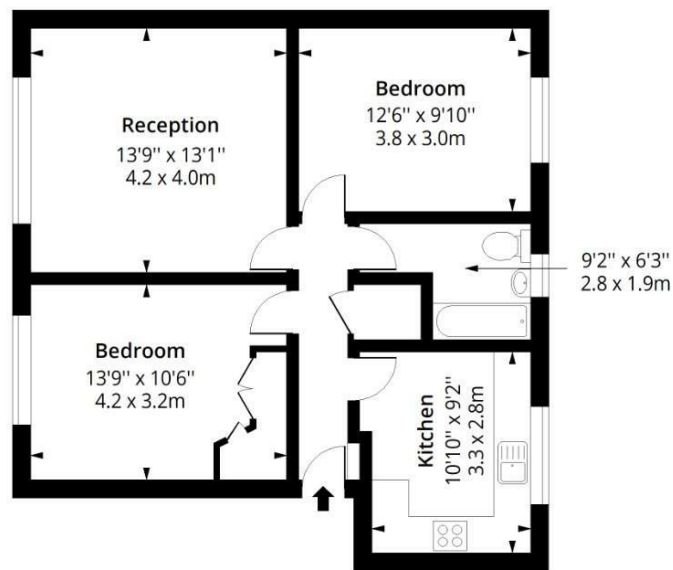
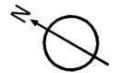






Mount Eaton Court W5

Approx. Gross Internal Area 667 Sq Ft - 61.96 Sq M



Ground Floor

Floor Area 667 Sq Ft - 61.96 Sq M

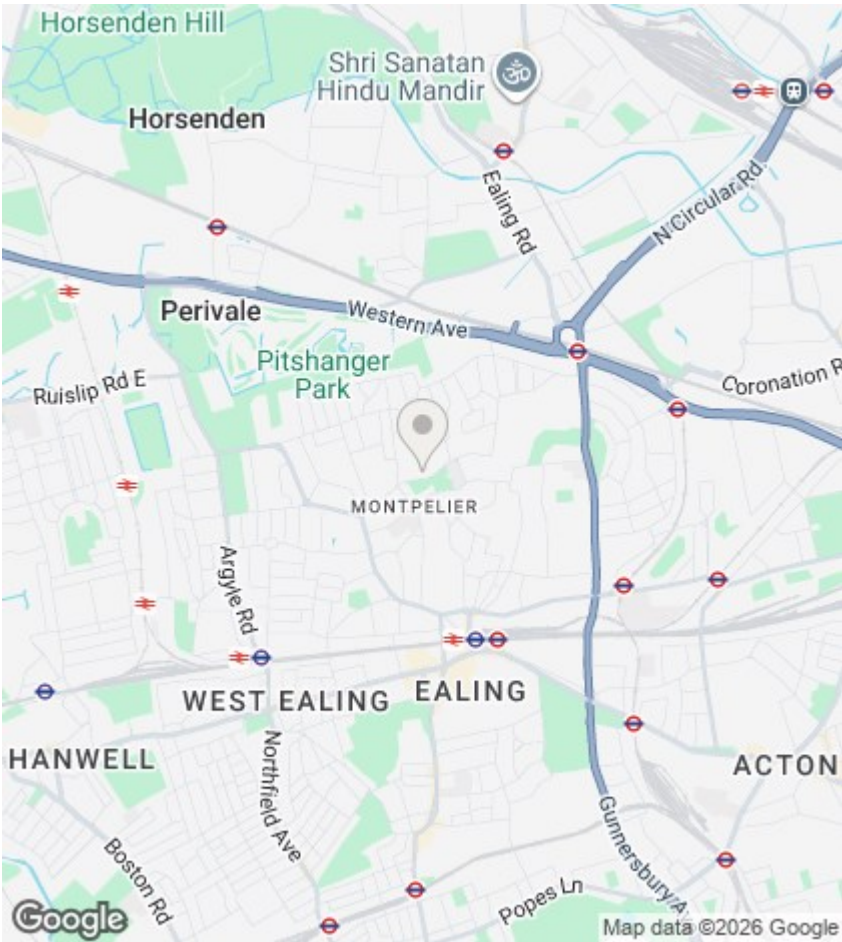


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/3/2026

Directions



Viewings

Viewings by arrangement only.
Call 020 8567 2242 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	