



Mount Avenue, Ealing, London W5 1PN
Price £2,750,000 Freehold - No Chain

A substantial, 1930s detached property on a road with no through traffic for cars. Smart, extended accommodation arranged over two floors and air-con in some of the rooms. With outdoor swimming pool, double integral garage and in and out off-street parking.

Ground floor – plenty of living space in the through dining room and reception room, the breakfast room and further reception room. Smart, well-equipped kitchen, utility room and cloakroom (WC and wash hand basin).

First floor – 6 bedrooms, shower room and Jack and Jill bathroom.

The rear garden (lawn and terrace) is approximately 71ft, with views at the rear over Fox Woods (nature reserve).

Situated approximately 15 minutes' walk to **Hanger Lane** station with local shopping facilities and also well-placed for **Park Royal** station. Moments from the open spaces of Hanger Hill park and buses on hand for **Ealing Broadway** or a 20 minute walk via West Walk. Road connections for A4 and M4 & M40 motorways.

Well-placed for a number of 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, Drayton Manor High, Notting Hill & Ealing High and Twyford CofE High.



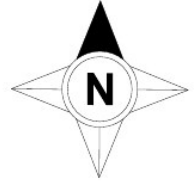
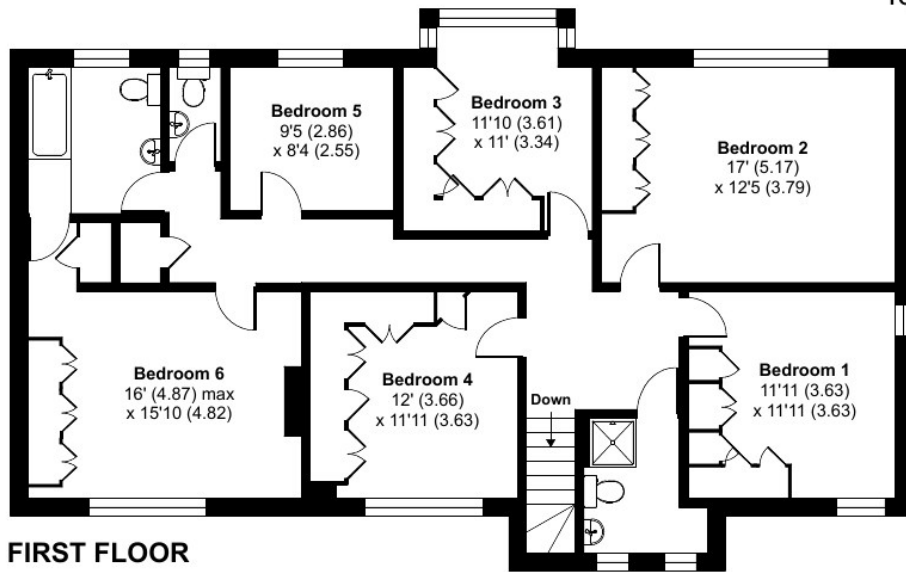
Mount Avenue, London, W5

Approximate Area = 2524 sq ft / 234.5 sq m

Garage = 253 sq ft / 23.5 sq m

Total = 2777 sq ft / 258 sq m

For identification only - Not to scale





EPC Rating = E

Council tax band = G (£3,247.24 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking for multiple cars and a double integral garage

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage: broadband is connected: landline is connected: boarded loft

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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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