

Mountwood House, Mount Avenue, Ealing, London W5 1PN

Price £599,950 Share in Freehold - No Chain

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With its own private gated entrance and in a much sought-after Ealing W5 residential location- a beautifully presented 2-bedroom ground-floor conversion flat, within an imposing detached period property and offering a lovely space with a private rear garden (of approx 52ft) with 2 split level paved patios and steps leading down to a lawn area. The property also benefits from an extensive mature communal lawn garden (of approx 101ft) and off-street parking at the front with a dedicated car parking space (right next to the gate entrance).

The stylish accommodation features a spacious reception room with beautiful bay windows with views out to the private garden and double doors leading to the well-equipped fitted kitchen (with a spacious dining area and direct access to the rear garden). There are 2 bedrooms, bathroom / WC and an en suite shower room / WC.

Outside - the private rear garden is approx 52ft, with 2 patio areas and steps leading down to the lawn.

Situated near to the lovely open-space of Hanger Hill park, Fox Lane nature reserve and approx 0.8 miles to Pitshanger Lane Village (previously awarded high street of the year) with shopping facilities, cafes, bars and restaurants.

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

Transport links nearby include **Hanger Lane** station (with local shops) and approx 0.8 miles (with buses on hand) to **Ealing Broadway** station with Elizabeth Line connection for central London and beyond. Ealing Broadway town centre has numerous shopping facilities, bars and restaurants.

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



















EPC Rating: D

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

Local authority: London Borough of Ealing

Parking: Off-street parking at the front of the property with a dedicated car parking space (right next to the gate entrance).

Connected services and utilities: Electricity: mains gas (Vaillant combi boiler): mains drainage: broadband connected: landline connected

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.

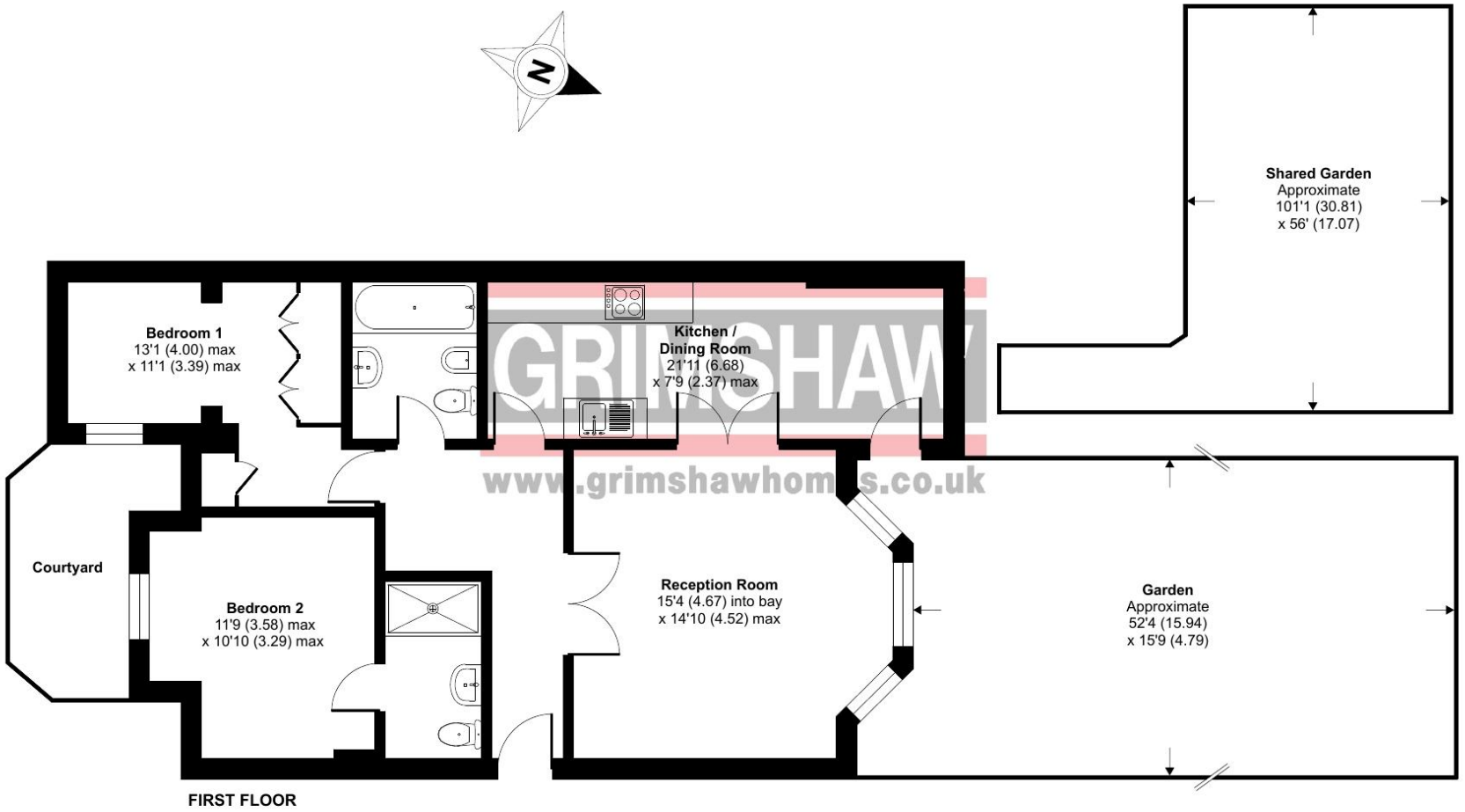
All subject to confirmation.

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

53 Mount Avenue, London, W5

Approximate Area = 818 sq ft / 75.9 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: 1540754

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