



Mount Eaton Court, Mount Avenue, Ealing, London W5 2RF Price £499,950 Share in Freehold - No Chain

A second-floor 2 double bedroom purpose-built flat with a small balcony and a parking space.

The property comprises hall, reception room with access to the balcony, kitchen, 2 double bedrooms and a bathroom.

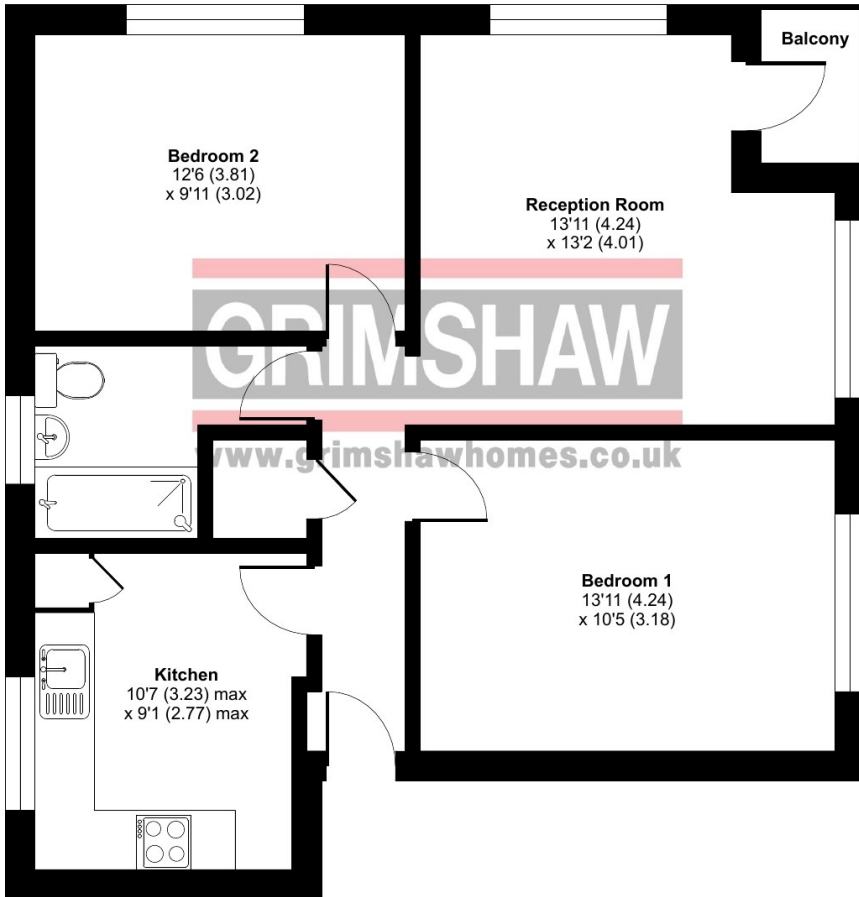
Situated in a sought-after location, in the **Montpelier Park** conservation area, near to the open space of Montpelier park and Ealing Abbey. With easy access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including St Benedict's, Notting Hill & Ealing High, Durston House, Harvington Prep, Montpelier & St Gregory's Primaries and St Augustine's Priory.



Mount Eaton Court, Mount Avenue, London, W5

Approximate Area = 668 sq ft / 62.1 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Grimshaw & Co. REF: 1097206

Service Charge: £2,458.88 per annum (subject to confirmation)
Ground Rent: Nil (subject to confirmation)
Lease: 999 years from 25th March 1992 (subject to confirmation)
EPC Rating = D
Council tax band = D (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.

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