



Mount Avenue, Ealing, London W5 3AF
Price £2,600,000 Freehold - No Chain

A substantial 1930s detached property on a road with no 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 the 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.

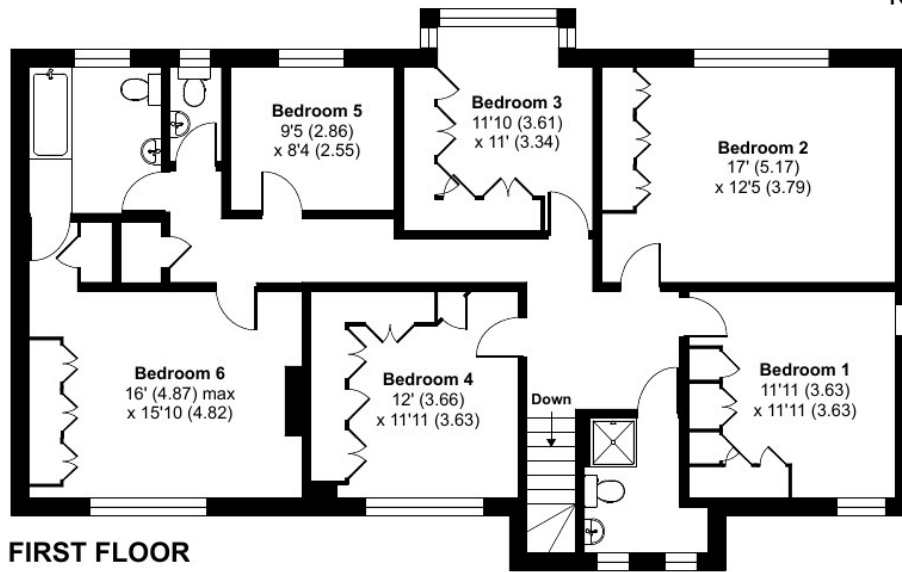
Mount Avenue, London, W5

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



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grimshaw & Co. REF: 1248133





EPC Rating = E

Council tax band = G (£3,564.22 for 2026 / 20277)

Local authority: London Borough of Ealing

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

Accessibility: staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating):
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.

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