



Park Gate, Mount Avenue, Ealing, London W5 1PX

Price £899,950 Freehold

GRIMSHAW

Park Gate, Ealing, London W5 1PX

Price £899,950 Freehold

Conveniently situated in an Ealing W5, residential cul-de-sac location with central featured communal garden, on the Montpelier Park conservation area - a well-presented, light and airy, 3-4 bedroom terraced town house arranged over three floors with a rear garden, garage and off-street parking.

The accommodation comprises entrance hall, cloakroom, ground-floor bedroom / office, double reception / dining room with access to a balcony, fitted kitchen, 3 further bedrooms and a family bathroom / WC.

Outside - the rear garden is approx 27ft with a pergola and paved terrace. There is an integral garage and off-street parking.

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

Access to **Ealing Broadway** station with Elizabeth Line connection for central London and beyond.

Ealing Broadway town centre has numerous shopping facilities, bars and restaurants. **Pitshanger Lane** has shopping facilities, bars and restaurants and the lovely open spaces of Hanger Hill Park are nearby.

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

Local schools - well-placed for 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, Notting Hill & Ealing High and Twyford CofE High.





EPC Rating: D

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

Local authority: London Borough of Ealing

Parking: Integral garage with off-street parking

Connected services and utilities: Electricity: mains gas: mains drainage

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.



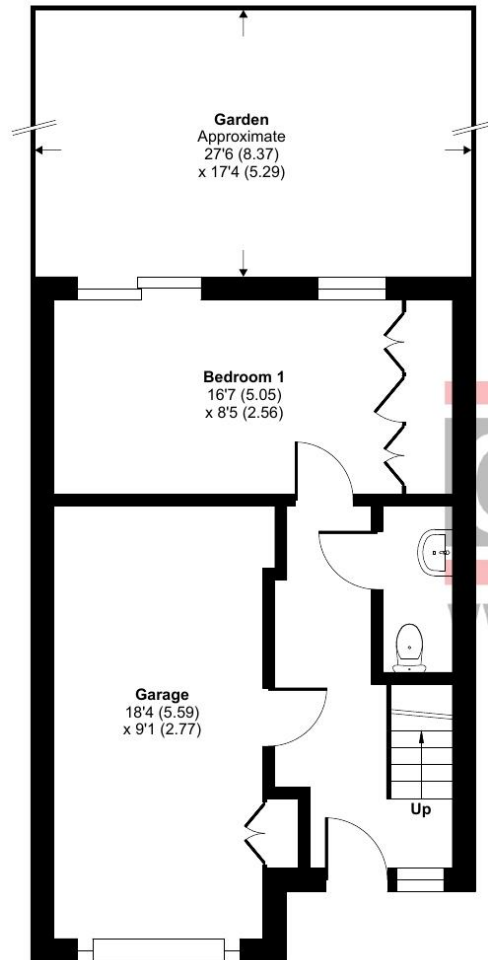
Park Gate, Mount Avenue, London, W5

Approximate Area = 1140 sq ft / 105.9 sq m

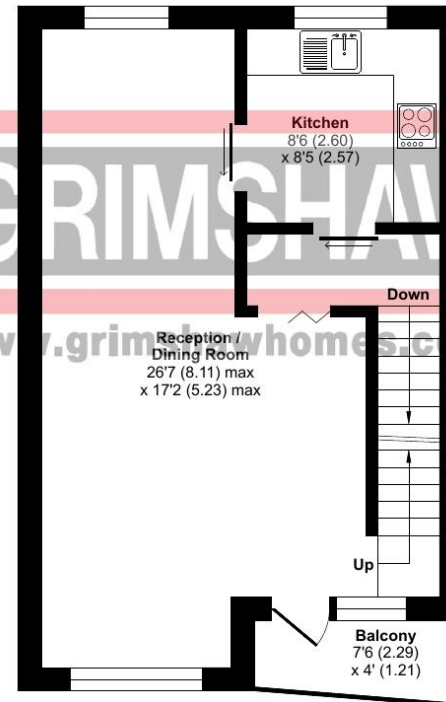
Garage = 168 sq ft / 15.6 sq m

Total = 1308 sq ft / 121.5 sq m

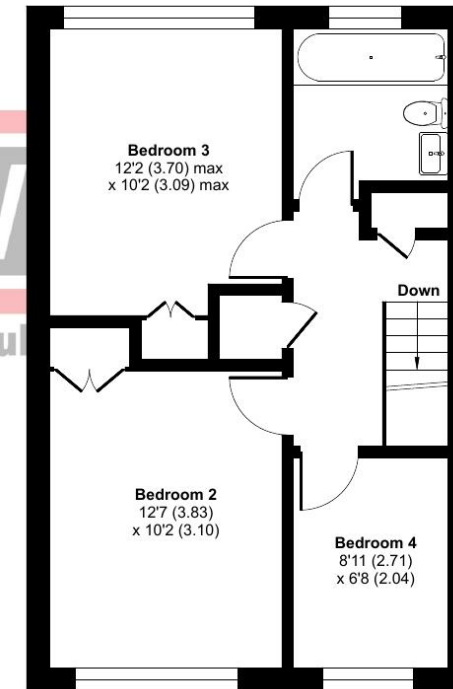
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Grimshaw & Co. REF: 1524137



020 8992 5661

5 Station Parade, Uxbridge Road, Ealing, London W5 3LD

grimshawhomes.co.uk

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.

24.09.2026 Ref: 10121