

# Rolfe East



Mount Avenue, W5

£535,000

- Over 900 years remaining on the lease
- Two Double Bedrooms
- Close to Ealing Broadway
- Allocated Parking
- Quiet sought after location
- Communal Gardens

Nestled in the desirable area of Mount Avenue, Ealing, this charming flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property is well proportioned, making it ideal for small families looking for their first home, young professionals or those downsizing and wanting a peaceful retreat.

The accommodation consists of a welcoming reception room that offers a perfect space for relaxation or entertaining guests, two double bedrooms, and modern kitchen.

One of the standout features of this property is its allocated parking, a rare find in such a sought-after location. Residents will appreciate the tranquillity of this quiet residential road, providing a serene environment while still being close to the vibrant amenities of Ealing Broadway.

For families there is a choice of highly rated schools within the vicinity of this property, making it an excellent choice for those with children. With its combination of convenience, comfort, and community, this property is a wonderful place to call home.



Council Tax Band: D

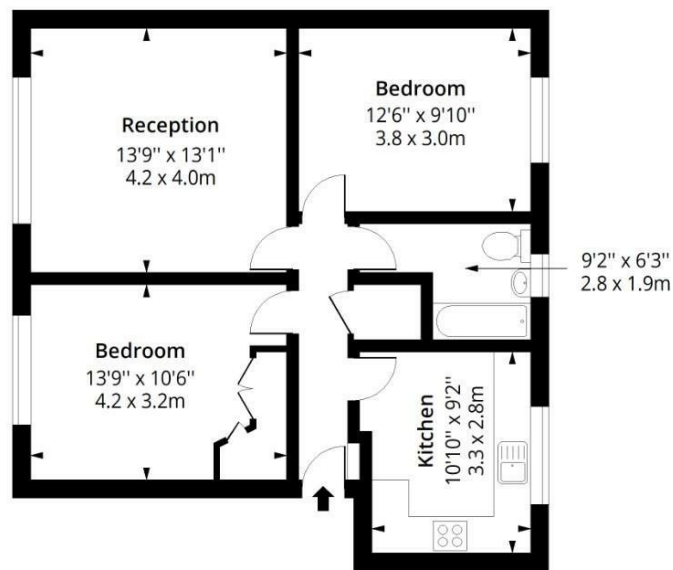
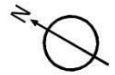






# Mount Eaton Court W5

Approx. Gross Internal Area 667 Sq Ft - 61.96 Sq M



## Ground Floor

Floor Area 667 Sq Ft - 61.96 Sq M

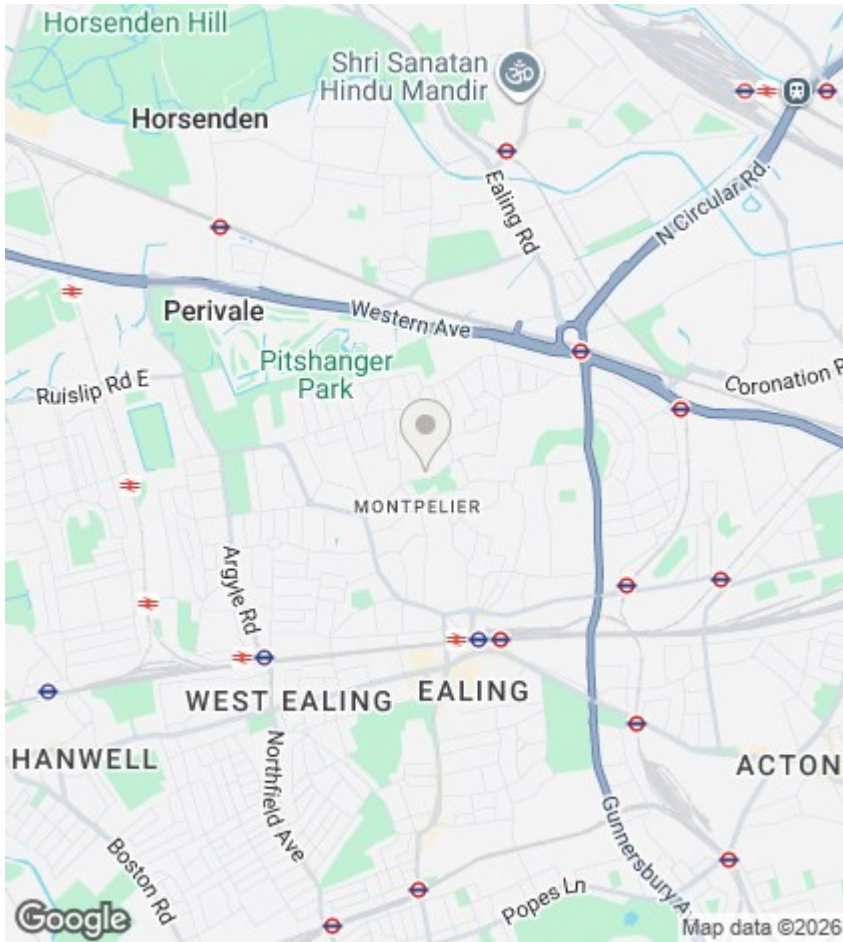


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/3/2026

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8567 2242 to make an appointment.

## EPC Rating:

C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	