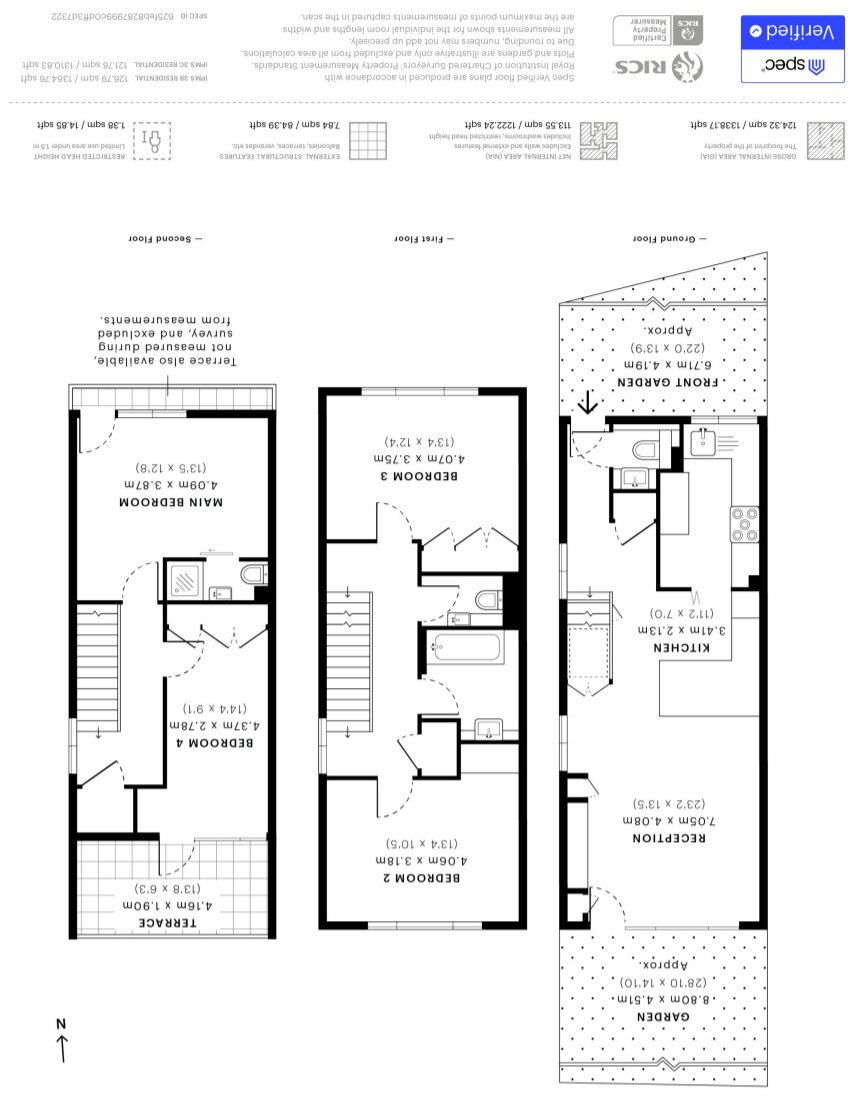


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 to 100)
	B (81 to 91)
	C (69 to 80)
	D (55 to 68)
	E (39 to 54)
	F (21 to 38)
Not energy efficient - higher running costs	G (1 to 20)
Current	71
Potential	79

**Energy Efficiency Rating**



Mount Avenue, W5  
 CAPTURE DATE: 26/04/2022 LAYER SCAN POINTS: 156,922,110  
 GROSS INTERNAL AREA: 124.32 sqm / 1338.17 sqft





This four bedroom modern townhouse is located between Ealing and Pitshanger, amongst some of the most desirable roads in the area and places the property close to many nearby prestigious schools. You can walk to Haven Green and Ealing Broadway station which is just 0.7 miles from the property.

Offering accommodation over three floors the property is deceptively spacious throughout with four double bedrooms (two with private balconies) with fitted wardrobes and one having an en-suite. On the ground floor is a bright reception and a fully fitted kitchen. Outside there is a South facing rear garden and a garage also.

The property is to be sold with NO ONWARD CHAIN and any interested parties should contact ourselves the sole agents.



#### Reception

27' 3" x 13' 4" (8.31m x 4.06m) Bright room benefiting from a large rear aspect double glazed window and door to garden, there are also two side aspect double glazed windows. The room has a tiled floor and three radiators of which one is vertical. The stairs to the first floor have a useful cupboard underneath and the room flows well in the kitchen area



#### Kitchen

13' 5" x 6' 10" (4.09m x 2.08m) Front aspect double glazed window, with sink and mixer tap under, ample range of eye and base level units, a large rangemaster cooker with extractor hood over, dishwasher, also a good sized breakfast bar as you enter the reception

#### Bedroom 4

13' 4" x 12' 4" (4.06m x 3.76m) Front aspect double glazed window, radiator, fitted wardrobes

#### Bathroom

Modern suite consisting of panel enclosed bath with shower, vanity wash hand basin with a large mirror above, tiled floor and walls, heated towel rail, fully tiled. Separate WC is next door

#### Bedroom 3

13' 5" x 12' 3" (4.09m x 3.73m) Front aspect double glazed window, radiator, fitted wardrobes

#### Bedroom 2

16' 2" x 9' (4.93m x 2.74m) Rear aspect double glazed window and door to balcony with views across Ealing, radiator, fitted wardrobe

#### Bedroom 1

Front aspect double glazed window with door leading to private balcony, radiator, fully tiled en-suite shower room with wc and wall mounted wash hand basin

#### Garden

South facing, arranged to be easy to maintain with patio area leading onto shingled area, gate to front.

