

## Mount Avenue, W5

Set on a peaceful, tree-lined street in one of Ealing's most sought-after neighbourhoods, this beautifully presented newly refurbished two bedroom first floor apartment offers an exceptional combination of space, light and location. Designed with modern living in mind, the property features bright, airy interiors, attractive wooden flooring throughout and a highly practical layout.

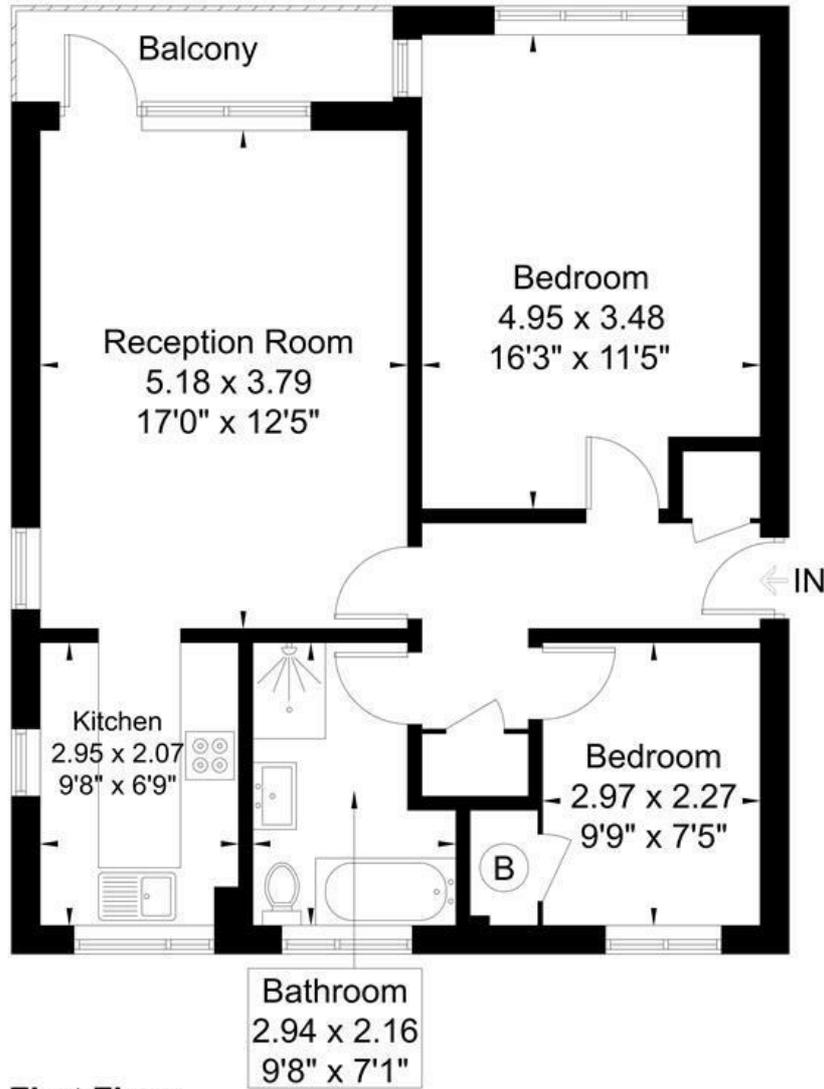
The impressive reception forms the heart of the home, enhanced by striking floor-to-ceiling double glazed windows that floods the space with natural light and has direct access onto a private south facing balcony which provides a tranquil outlook across immaculately maintained communal gardens — an ideal setting for relaxing or entertaining.

- Prime Location
- Private Parking
- Garage
- Chain-free
- Share of Freehold
- Close to Ealing Broadway
- Immaculate throughout

£550,000

# Dene Court

Approximate Gross Internal Area = 66.8 sq m / 719 sq ft



## First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.

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