



Longfield Avenue, London, W5

Price Reduced to: £475,000

 Benham
& Reeves

Longfield Avenue, London, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the third floor of this modern block in the sought after Dickens Yard development is this generous one-bedroom apartment. The apartment spans an impressive 522 square feet (approx.) and is flooded with natural light from its west facing aspect. Featuring a custom designed kitchen with fully integrated Siemens appliances, a spacious living room with access to a private balcony overlooking the beautifully landscaped gardens, and a carpeted double bedroom with built-in wardrobes. The family bathroom is tastefully fitted with Villeroy and Boch sanitaryware.

Designed to complement urban living and working, Dickens Yard residents have exclusive access to a sauna, steam room, gym and swimming pool. There is also a 24-hour Estate Management Service in the development. Ealing Broadway Station is a short walk away and serves the Elizabeth, Central, District and National Rail which takes you into Central London, London Heathrow and The City. The local area of Ealing has a range of high street stores, restaurants, cafes, speciality coffee shops and a state-of-the-art cinema. Westfield shopping centre is a short journey away, this dynamic entertainment destination is home to many of London's most exciting places to eat, shop and play.

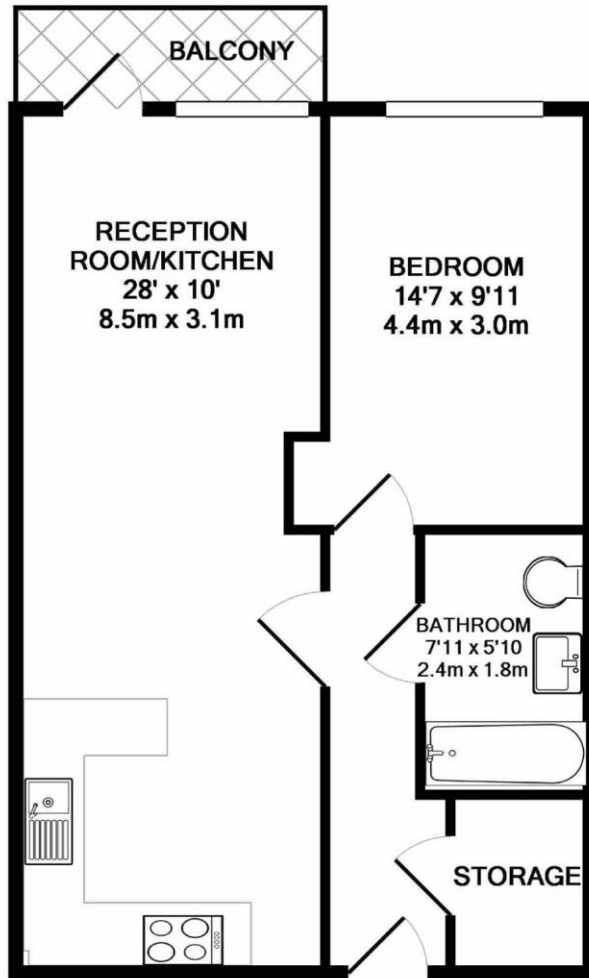




Property Features:

- Stylish One Bedroom Apartment
- One Bathroom
- Circa 522 Square Feet
- Third Floor
- West Facing Over Landscaped Gardens
- 24 Hour Concierge Desk
- Residents Gym, Swimming Pool & Spa
- Ealing Broadway Station (Central, District & Elizabeth Lines)





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

TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced £475,000
to:

Tenure: Leasehold
Expires 08/10/2260
Approximately 236 Years Remaining

Ground Rent: £225.00 (per annum)
For the year of 2024

Service Charge: £3,323.30 (per annum)
For the year of 2024

Anticipated Rent: £2,300.00 pcm
Approx. 5.8% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: ACC220371

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