



Longfield Avenue, Ealing, W5

Asking Price: £500,000

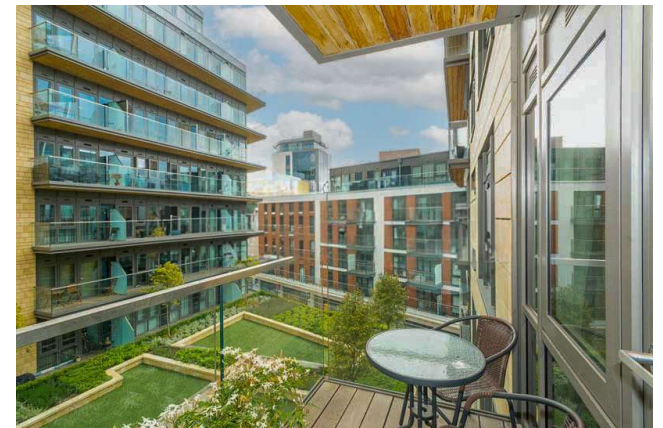
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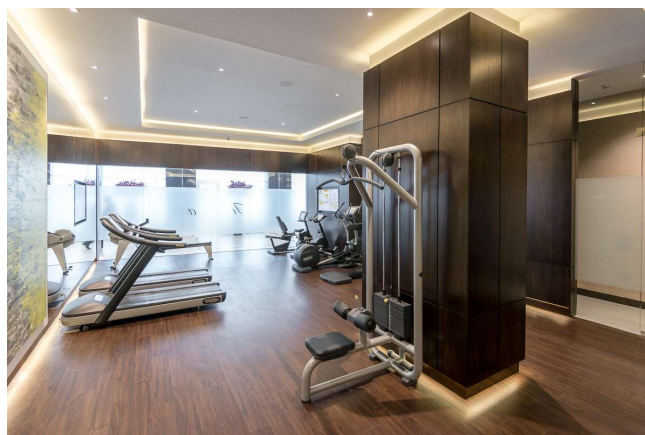
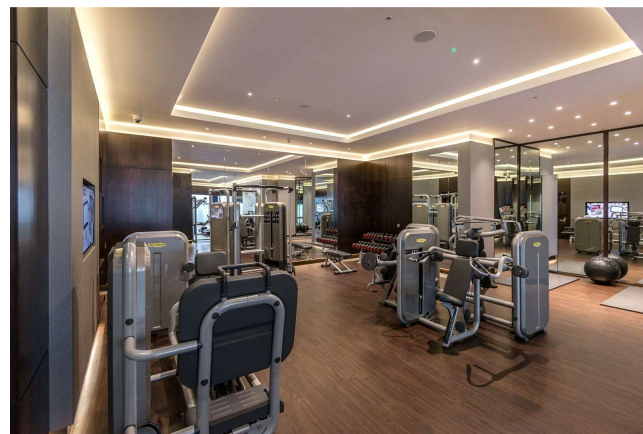
Longfield Avenue, Ealing, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

****Parking Included**** Positioned on the third floor of this luxurious block in the sought after Dickens Yard development is this contemporary one bedroom apartment. The apartment spans an impressive 514 square feet (approx.) and is flooded with natural light from its east 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.

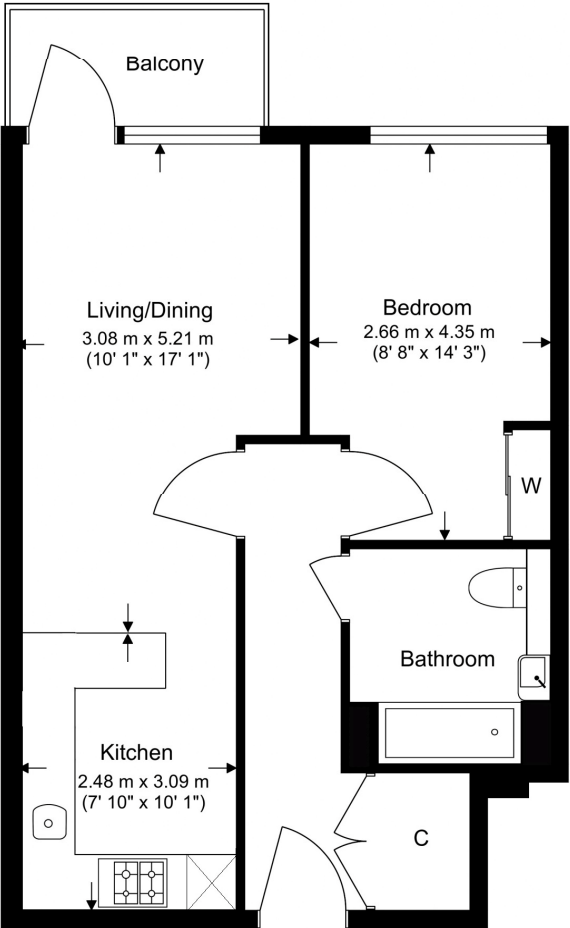




Property Features:

- Parking Included
- Stylish One Bedroom Apartment
- Circa. 514 Square Feet
- Third Floor
- East Facing Over Landscaped Gardens
- 24 Hour Concierge Desk
- Residents Gym, Swimming Pool & Spa
- Ealing Broadway Station (Central, District & Elizabeth Lines)

Total Gross Internal Area
 47.4 Sq/m - 514 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

Asking Price:	£500,000
Tenure:	Leasehold Expires 19/10/2260 Approximately 236 Years Remaining
Ground Rent:	£250.00 (per annum) for the year of 2024
Service Charge:	£3,547.00 (per annum) for the year of 2024
Anticipated Rent:	£2,300.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

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