



# Longfield Avenue, Ealing, W5

Price Reduced to: £550,000

Benham  
& Reeves

# Longfield Avenue, Ealing, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240086

Situated on the third floor of Belgravia House is this 456 square foot (approx.) one bedroom, one bathroom apartment. The property boasts a custom designed fully integrated kitchen which can be closed off using the sliding door partition or opened up leading onto the bright and airy living room. The living room has direct access to the east facing balcony which offers views onto the plaza. The sizeable bedroom also offers east facing views with the addition to built in wardrobes. The property also benefits from a stylish three piece family bathroom, utility room with washer dryer and a secure underground parking space.

Designed to complement urban living and working, Dickens Yard residents have exclusive access to 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 wide selection of restaurants, trendy cafes, coffee shops many shops. Westfield shopping centre is a short journey away and has a large selection of the latest fashion shops, eateries and entertainment options.

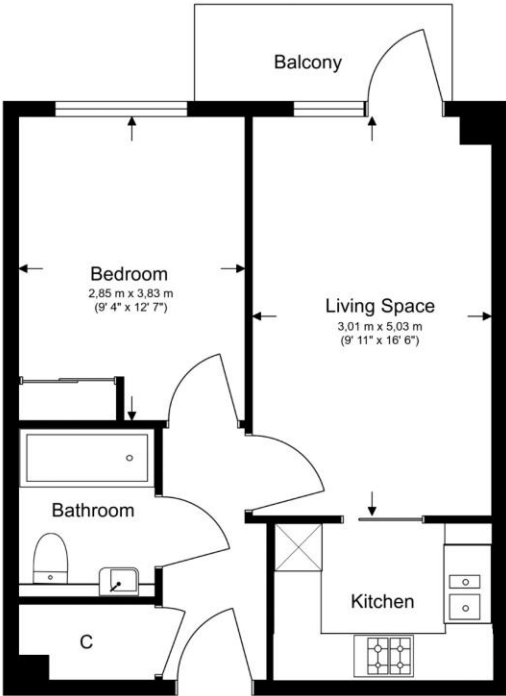




## Property Features:

- Right To Park Included
- Stylish One Bedroom Apartment
- Third Floor
- 456 Square Feet (Approx)
- Views East Onto Plaza
- 24 Hour Concierge Service
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station (Elizabeth Line)

**3rd Floor**  
**Total Gross Internal Area**  
 42.4 Sq/m - 456 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(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, Scotland &amp; Wales</b>	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.

Price Reduced      £550,000  
to:

Tenure:              Leasehold  
Expires 09/10/2259  
Approximately 236 Years Remaining

Ground Rent:      £200.00 (per annum)  
For the year of 2024

Service Charge:   £2,909.00 approx. (per annum)  
For the year of 2024

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240086

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