



Longfield Avenue, Ealing, W5

Asking Price: £450,000

Longfield Avenue, Ealing, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240273

Positioned on the first floor of this luxurious block in the sought after Dickens Yard development is this stylish Manhattan style apartment. The apartment spans an impressive 460 square feet (approx.) and is flooded with natural light from its south facing aspect. Featuring a custom designed kitchen with fully integrated Siemens appliances, a spacious living room with access to a private terrace overlooking the beautifully landscaped gardens, and a double bedroom with built-in wardrobes and frosted glass panels which can be neatly tucked away when not used. The family bathroom is tastefully fitted with Villeroy and Boch sanitaryware, including a walk in shower and a Japanese toilet. Further benefits include engineered wood flooring throughout the living areas, video entry phone system and no onward selling chain.

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.

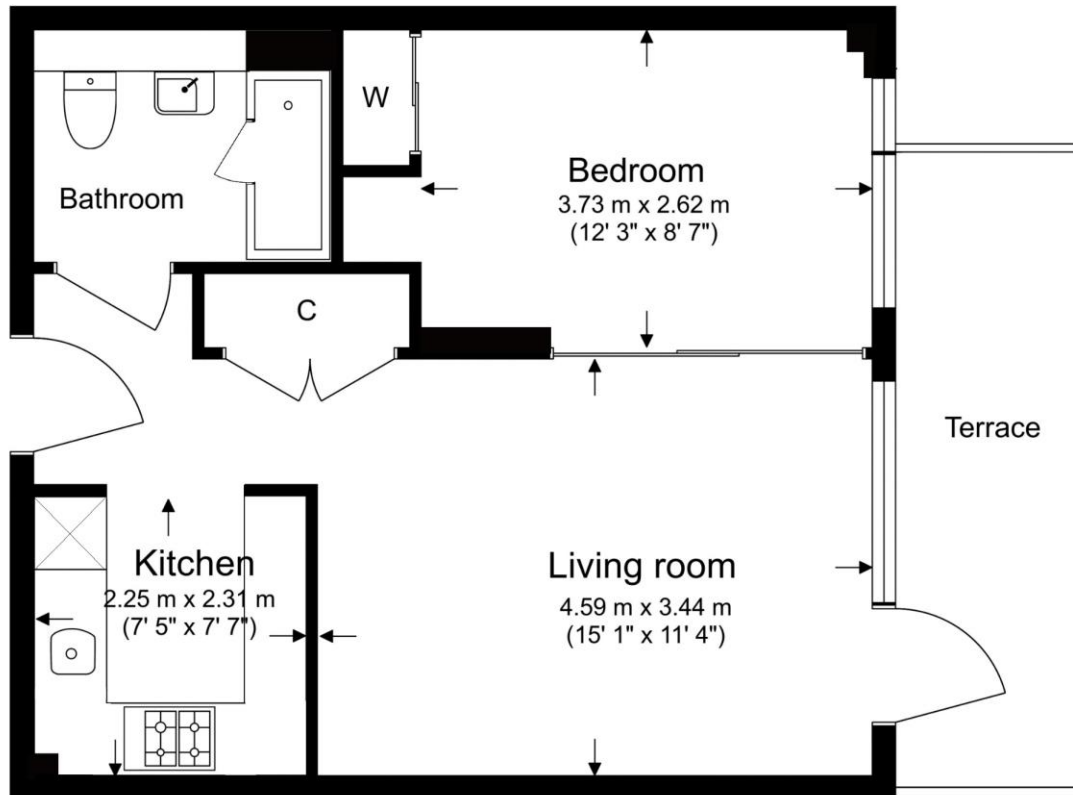




Property Features:

- Chain Free
- Stylish Manhattan Apartment
- Circa. 460 Square Feet.
- First Floor
- Private South Facing Terrace
- 24 Hour Concierge
- Residents Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Lines)

Total Gross Internal Area
42.8 Sq/m - 460 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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:	£450,000
Tenure:	Leasehold Expires 28/10/2260 Approximately 236 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2024
Service Charge:	£3,001.73 approx. (per annum) For the year of 2024
Anticipated Rent:	£2,000.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240273

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

