



Longfield Avenue, Dickens Yard, Ealing, W5

Asking Price: £750,000

Benham
& Reeves

Longfield Avenue, Dickens Yard, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the third floor of this modern block in the sought after Dickens Yard development is this luxury two bedroom apartment. The apartment spans a comfortable 748 square feet (approx.) and is flooded with natural light from its dual aspect facing South and East. Boasting from a custom designed kitchen with ceramic floor tiles and integrated Siemens appliances, a spacious living room with access to a private balcony, two double bedrooms with bedroom one having the added luxury of a built in wardrobes and en-suite. Both the en-suite and family bathroom are stylishly fitted with Villeroy and Boch sanitaryware.

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.

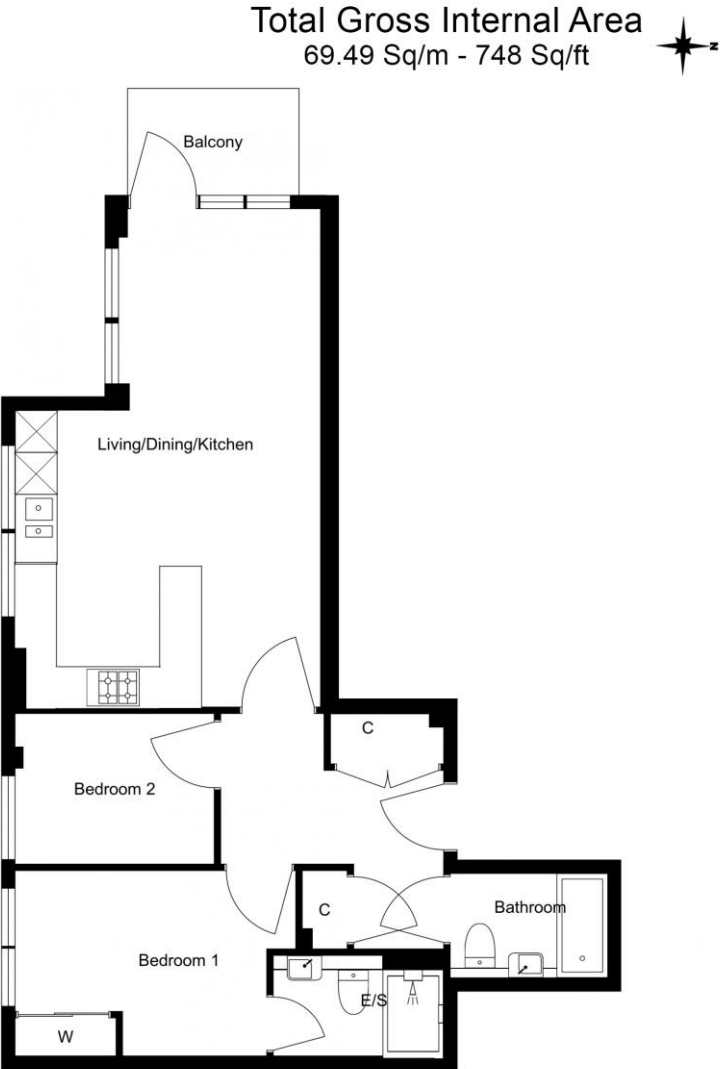




Property Features:

- Stunning Two Bedroom Apartment
- Two Bathrooms
- Third Floor
- 748 Square Feet (Approx.)
- Dual Aspect
- 24 Hour Concierge
- Residents Only Gym, Swimming pool & Gym
- Ealing Broadway Station (Crossrail)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	83
(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	

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.

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

Ground Rent: £300.00 (per annum)
For the year of 2023
review on each 20th year

Service Charge: £4,726.04 (per annum)
For the year of 2023

Anticipated Rent: £2,350.00 pcm
Approx. 3.6% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA210074

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