



## Dickens Yard, Ealing, W5

Price Reduced to: £810,000

Benham  
& Reeves



# Dickens Yard, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEA200154

Spanning an impressive 915 square feet (approx.) is this stylish two bedroom, two bathroom apartment. Located on the first floor of Quartz House, this luxurious home boasts a custom designed kitchen with LED lights below high level units and integrated Siemens appliances. The open planned living room fitted with satellite TV points and recessed ceiling downlighters also has access to a private balcony offering views of the Plaza. Both bedrooms are carpeted with bedroom one having the added luxury of fitted wardrobes, ensuite shower room and a private south facing terrace. The ensuite and family bathroom are stylishly fitted with Villeroy & Boch sanitaryware, Vado brassware and Feature marble to vanity top. Further benefits include a utility cupboard offering ample storage, video entry phone system and right to park for one car.

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.



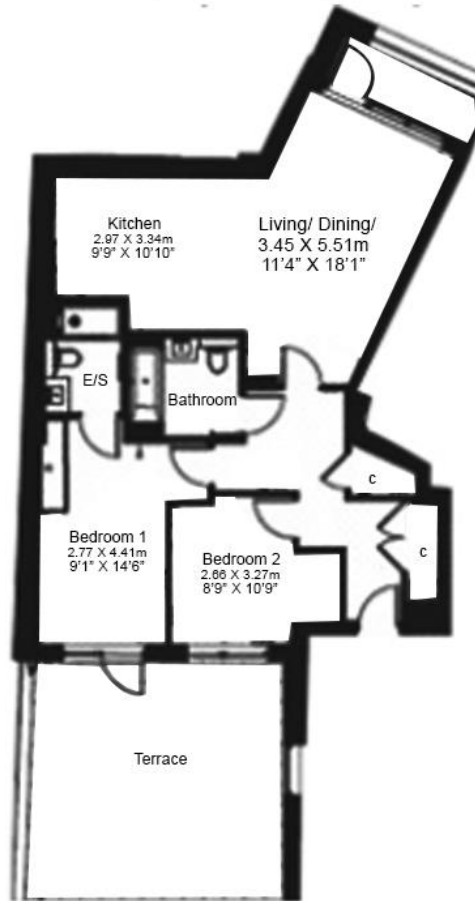


## Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- Right To Park
- First Floor
- 915 Square Feet (Approx.)
- Private Balcony and Terrace
- 24-Hour Concierge, Gym, Swimming Pool & Spa
- Ealing Broadway Station (Zone 3)



## First Floor Total Gross Internal Area 85 Sq/m - 915 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<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      £810,000  
to:

Tenure:              Leasehold  
Expires 08/10/2259  
Approximately 235 Years Remaining

Ground Rent:      £600.00 (per annum)  
For the year of 2024

Service Charge:    £6,644.98 approx. (per annum)  
For the year of 2024

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA200154

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