



Fitzroy House, Longfield Avenue, Ealing, W5

Asking Price: £575,000

Benham
& Reeves

Fitzroy House, Longfield Avenue, Ealing, W5

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref BEA240040

A modern two bedroom second floor apartment located in Ealing's most sought-after development, Fitzroy House, Dickens Yard. The apartment is bright and spacious, features a private south facing balcony and spans an approximate 673 square feet (approx.).

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 and multiple 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 Bedrooms
- One Bathroom
- South Facing Balcony
- First Floor
- 673 Square Feet (Approx.)
- Dickens Yard
- 24 Hour Concierge
- Ealing Broadway Station (Elizabeth Line/District Line/ Central Line: Zone 3)

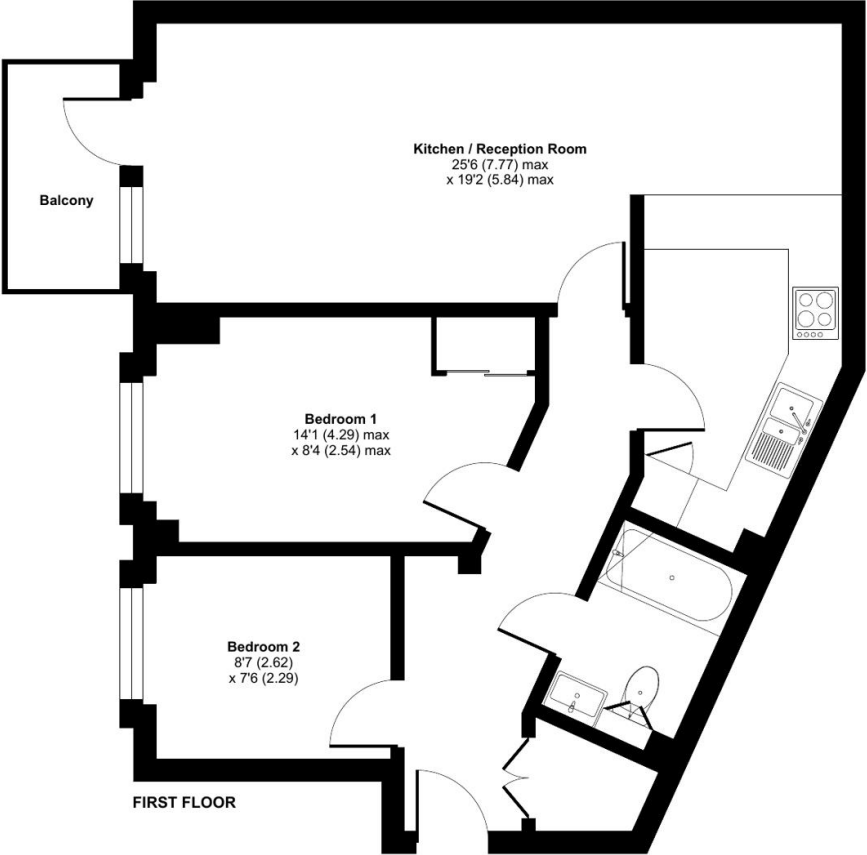


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Dickens Yard Longfield Avenue, Ealing, W5

Approximate Area = 673 sq ft / 62.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	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 produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benham & Reeves. REF: 1087954

Terms & Conditions:

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

Asking Price:	£575,000
Tenure:	Leasehold Expires 09/10/2260 Approximately 236 Years Remaining
Ground Rent:	£250.00 (per annum) Next Review: 2030 Next Increase: 100%
Service Charge:	£4,300 approx. (per annum) For the year 2024

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240040

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