



**Longfield Avenue, Ealing, W5**

Asking Price: £785,000

 Benham  
& Reeves

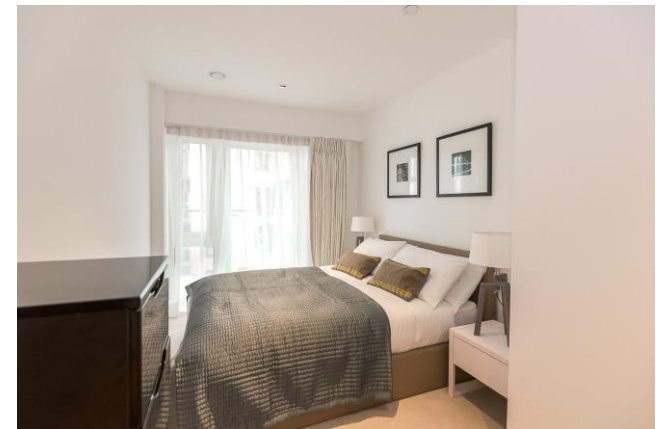
# Longfield Avenue, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240290

An excellent opportunity to purchase this luxurious two bedroom, two bathroom apartment on the eighth floor of Dashwood House, Dickens Yard. The apartment is built up of circa. 766 square feet and boasts a custom designed fitted kitchen which is fully integrated with Siemens appliances, including microwave and dishwasher. The bright and airy reception room offers a western aspect with a private balcony overlooking the beautifully landscaped gardens, the balcony is also accessible via bedroom two. Both bedrooms are carpeted and offer ample space with bedroom one having the added benefit of built in wardrobes and a ensuite shower room. The ensuite and family bathroom are stylishly fitted with porcelain tiles, Villeroy & Boch sanitaryware and Vado Brassware. Further benefits include laminate timber flooring to living areas with underfloor heating throughout, one secure parking spaces 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.

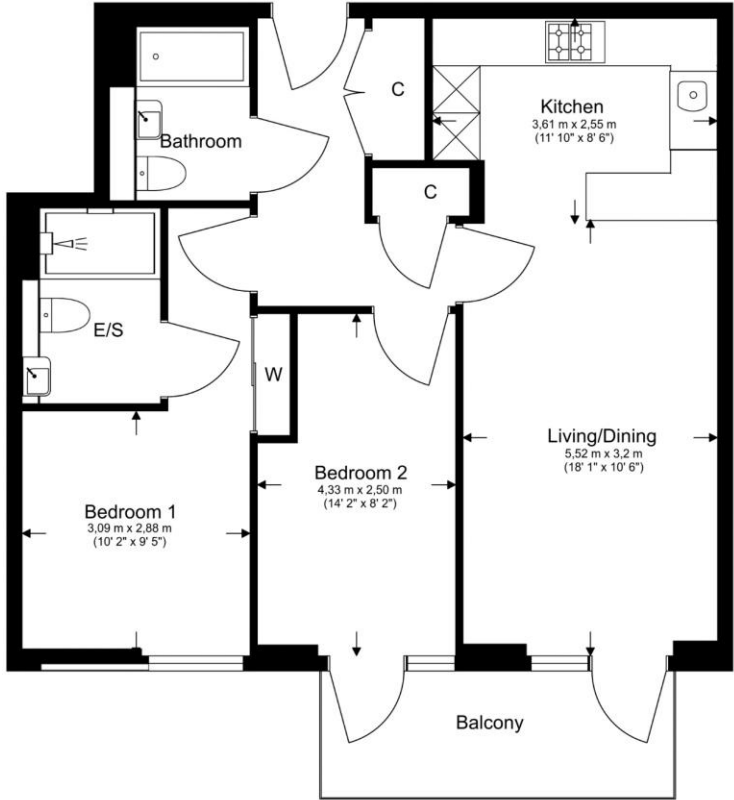




## Property Features:

- Luxurious Two Bedroom Apartment
- Two Bathrooms
- Eighth Floor
- West Facing Balcony
- Secure Parking Space Included
- 24 Hour Concierge Desk
- Residents Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Lines)

Total Gross Internal Area  
71.1 Sq/m - 766 Sq/ft



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

Asking Price:	£785,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024
Service Charge:	£5,266.24 approx. (per annum) For the year of 2024
Anticipated Rent:	£3,200.00 pcm Approx. 4.9% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240290

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