



Longfield Avenue, Ealing, W5

Offers Over: £800,000

 Benham
& Reeves

Longfield Avenue, Ealing, W5

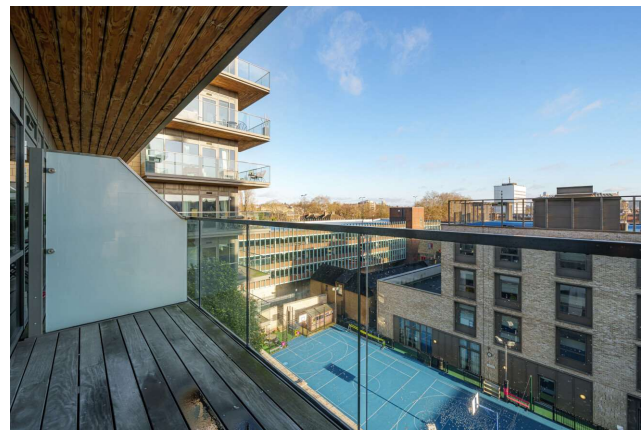
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240326

A luxurious two bedroom, two bathroom apartment situated on the fourth floor of the desirable Vista House, Dickens Yard. The property is built up of circa. 702 square feet of internal living space 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 eastern aspect with a private balcony overlooking the historic Christ the Saviour church. Both bedrooms are carpeted and offer ample room 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 engineered wood flooring to living areas with underfloor heating throughout, American walnut flush doors, 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.



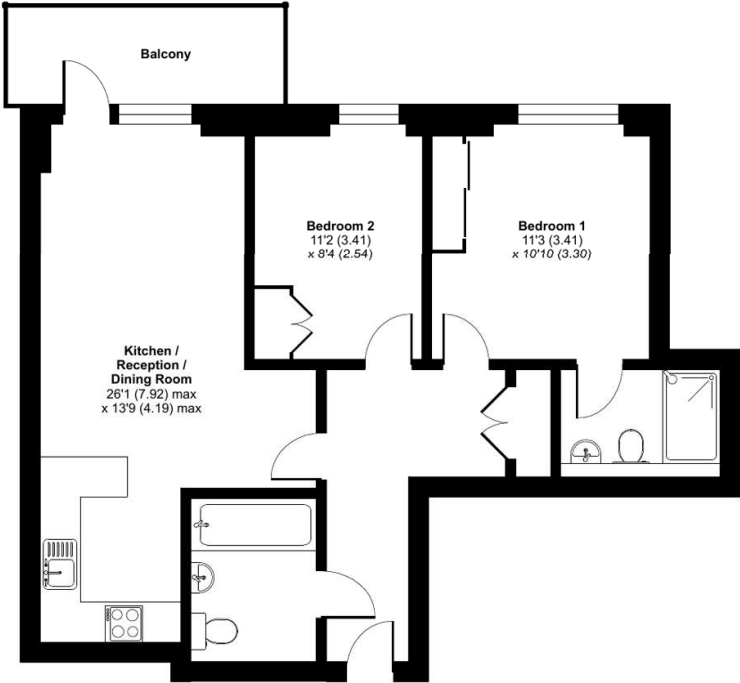


Property Features:

- Chain Free
- Luxurious Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- Private East Facing Balcony
- 24 Hour Concierge Desk
- Residents Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Line)

Dickens Yard, Longfield Avenue, Ealing, W5

Approximate Area = 702 sq ft / 65.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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	

Terms & Conditions:

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

Offers Over:	£800,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£300.00 (per annum) For the current year of 2025
Service Charge:	£5,000.00 (per annum) For the current year of 2025
Anticipated Rent:	£3,300.00 pcm Approx. 5.0% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240326

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