



Longfield Avenue, Ealing, W5

Asking Price: £765,000

Benham
& Reeves

Longfield Avenue, Ealing, W5

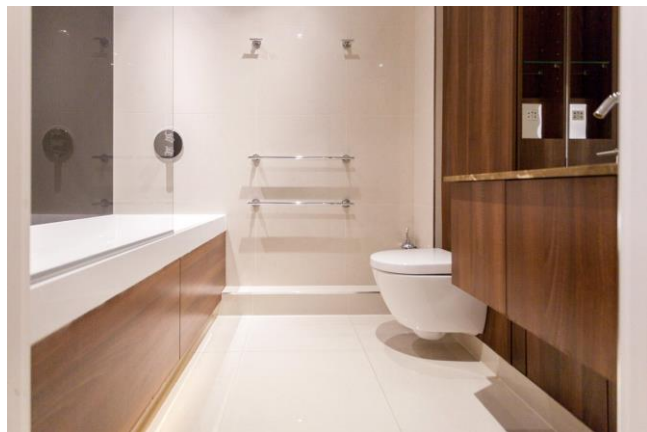
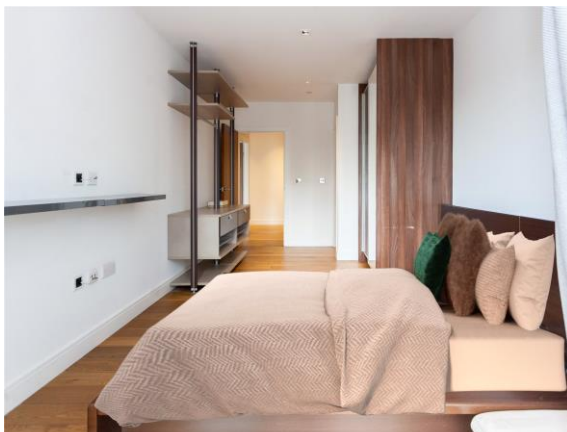
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250024

Set on the first floor of Skyline House and spanning 807 square feet (approx.) of luxury living space is this two bedroom, two bathroom apartment. The property boasts a custom designed kitchen with integrated appliances, open planned living room with a dual aspect of East and Northern views from the private balcony. Both bedrooms are carpeted with bedroom one having the added luxury of built in wardrobes, private east facing balcony, ensuite shower room. The ensuite and three piece family bathroom consist of Porcelain floor tiles and Villeroy & Boch sanitaryware. Further benefits include wood flooring throughout, utility room with integrated washer dryer, secure parking for one car and no onward chain.

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.

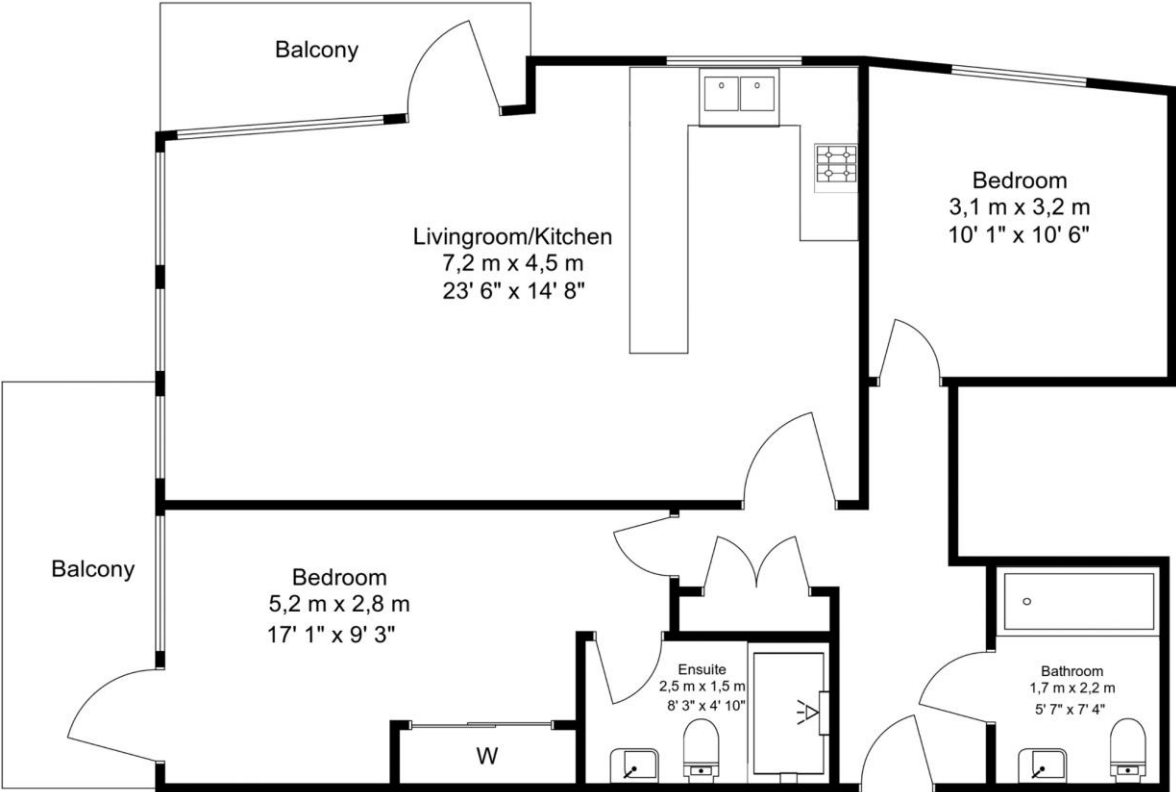




Property Features:

- Right To Park For One Car
- Luxury Two Bedroom Apartment
- Two Bathrooms
- Two Balconies
- 807 Square Feet (Approx)
- First Floor
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway (Elizabeth, District & Central Lines)

Total Gross Internal Area
75 Sq/m - 807 Sq/ft



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	



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:	£765,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025
Service Charge:	£5,333.88 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,600.00 pcm Approx. 4.1% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250024

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