



# Longfield Avenue, Ealing, W5

Offers Over: £800,000

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# Longfield Avenue, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250035

Set on the seventh floor of Skyline House and spanning 813 square feet (approx.) of luxury living space is this two bedroom, two bathroom apartment. The property boasts a custom designed kitchen with integrated appliances and has the added benefit of being closed off via a sliding door or opened up into the bright and airy living room with a dual aspect of East and Northern views from the private balcony. Both bedrooms are east facing and are fitted with carpeted and built in wardrobes, bedroom one has the added luxury of an en-suite 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.



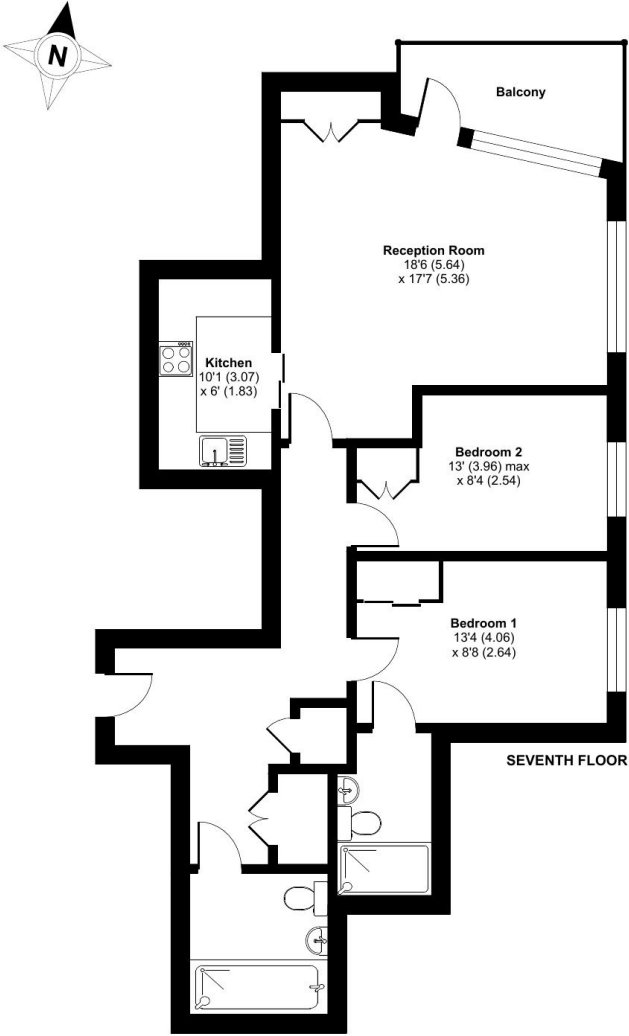


## Property Features:

- Right To Park
- Two Bedroom Apartment
- Seventh Floor
- 813 Square Feet (Approx.)
- Private Balcony
- 24 Hour Concierge Desk
- Residents Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Line)

## Skyline House, Dickens Yard Longfield Avenue, London, W5

Approximate Area = 813 sq ft / 75.5 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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	

## 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 year of 2025
Service Charge:	£5,258.90 approx. (per annum) For the 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: BEA250035

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