



# Longfield Avenue, London, W5

Asking Price: £850,000

Benham  
& Reeves

# Longfield Avenue, London, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Set on the seventh floor of Dashwood House and spanning 828 square feet (approx.) of luxury living space is this two bedroom, two bathroom apartment. The property boasts a custom designed kitchen with integrated appliances which is neatly tucked away, 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 and a 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.



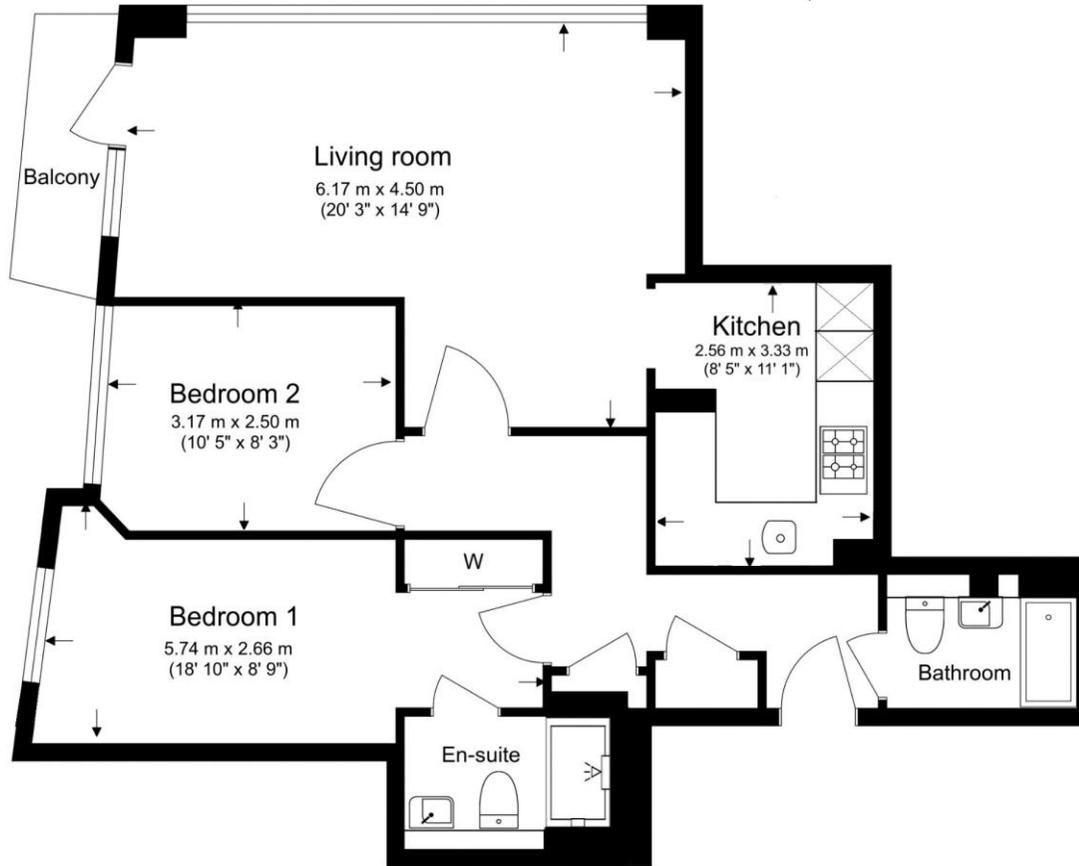


## Property Features:

- Luxury Two Bedroom Apartment
- Two Bathrooms
- Seventh Floor
- 828 Square Feet (Approx.)
- Right To Park Included
- 24 Hour Concierge Desk
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station (Elizabeth, District & Central Lines)

## Total Gross Internal Area

76.9 Sq/m - 828 Sq/ft



### 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	



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:	£850,000
Tenure:	Leasehold Expires 09/10/2260 Approximately 236 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024
Service Charge:	£5,173.35 approx. (per annum) For the year of 2024
Anticipated Rent:	£3,300.00 pcm Approx. 4.7% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA230215

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