



Longfield Avenue, Ealing, W5

Asking Price: £2,000,000

 Benham
& Reeves

Longfield Avenue, Ealing, W5

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

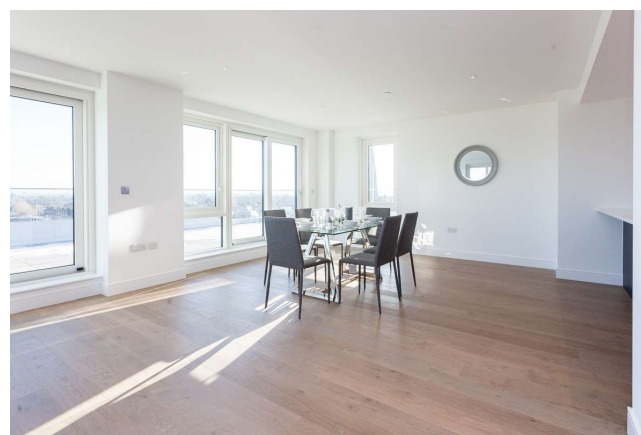
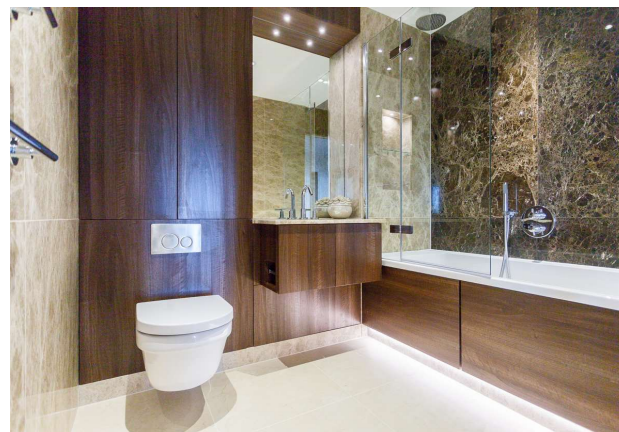
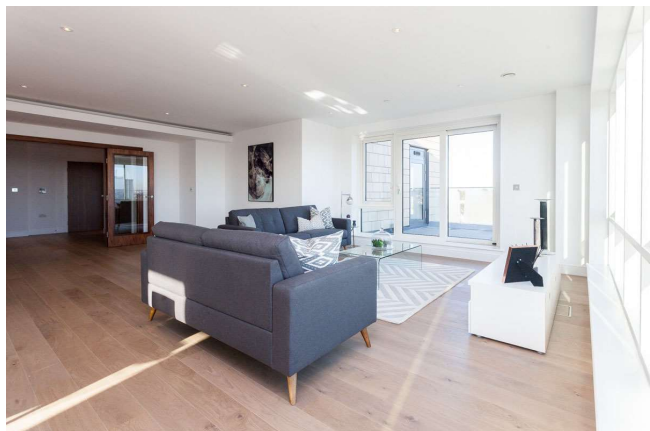
Ref# BEA220207

This stunning Elite apartment located on the 8th floor spans a generous living space of 1776 square feet (Approx.) and a large east facing private terrace. The property boasts from a fully integrated kitchen with Siemens appliances, 3 piece bathroom suite with Villeroy & Boch sanitaryware, 3 double bedrooms of which 1 and 2 have built in wardrobes and en-suites. Further benefits include engineered wood flooring to living room and kitchen, carpets to bedrooms, porcelain floor tiles to bathroom, shower room and ensuite.

The Elite specification benefits from superbly designed apartments, with exceptionally high quality fittings, including marble to bathrooms, heated bathroom walls, comfort cooling to bedrooms and living spaces and enhanced kitchen specification including wine coolers.

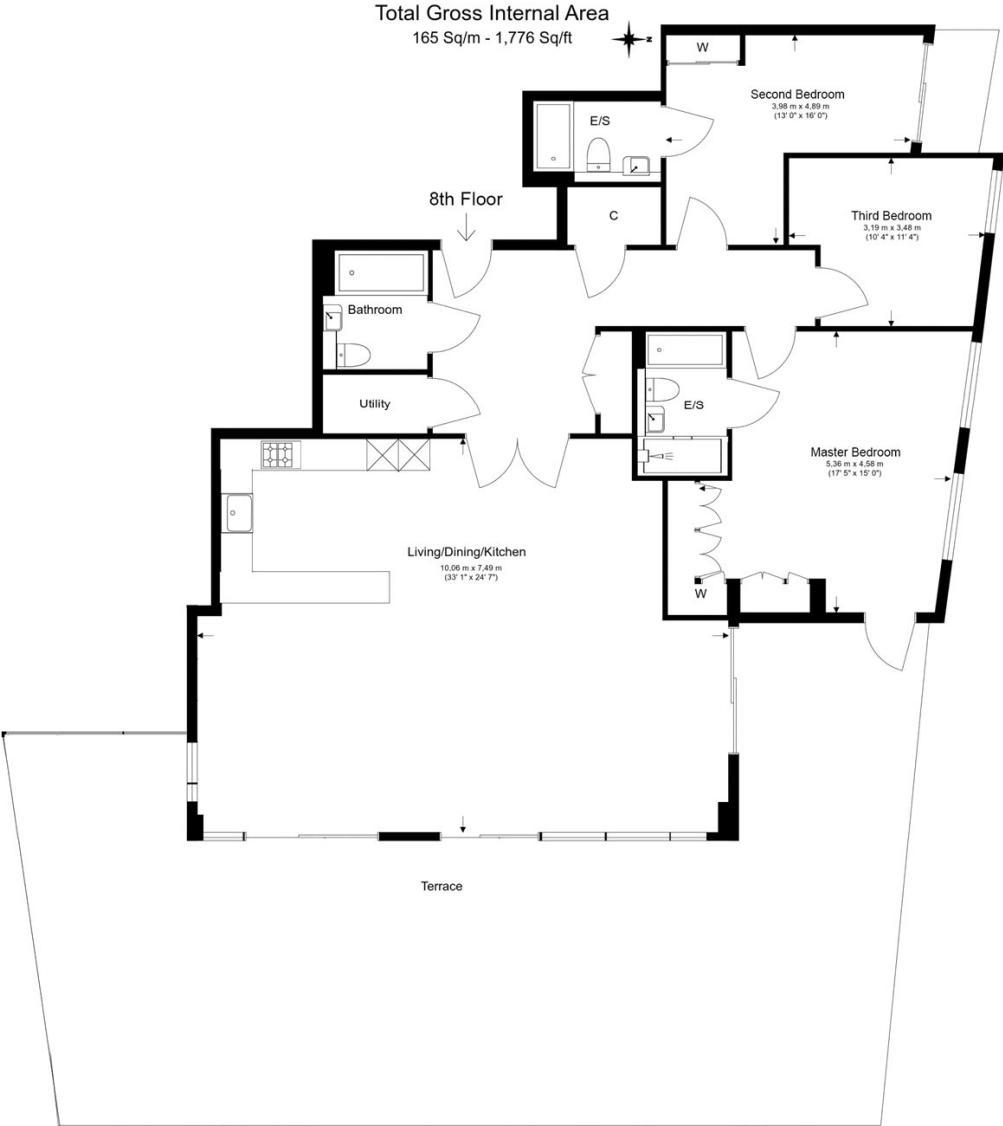
Designed to complement urban living and working, Dickens Yard residents have exclusive access to sauna, steam room, gym and swimming pool. There is also a 24-hour Estate Management Service in the development. Ealing Broadway Station is a short walk away and serves the Central, District and National Rail which takes you into Central London, London Heathrow and The City.





Property Features:

- 2 Car Parking Spaces
- 3 Bedroom Elite Apartment
- 3 Bathrooms
- 8th Floor
- 1776 Square Feet (Approx.)
- Large East Facing Terrace
- Concierge Service
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station (Zone 3)



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Asking Price:	£2,000,000
Tenure:	Leasehold Expires 08/10/2259 Approximately 235 Years Remaining
Ground Rent:	£400.00 (per annum) for the year of 2024
Service Charge:	£13,258.74 (per annum) for the year of 2024
Anticipated Rent:	£4,500.00 pcm Approx. 2.7% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA220207

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

