



Longfield Avenue, Ealing, W5

Asking Price: £1,600,000

 Benham
& Reeves

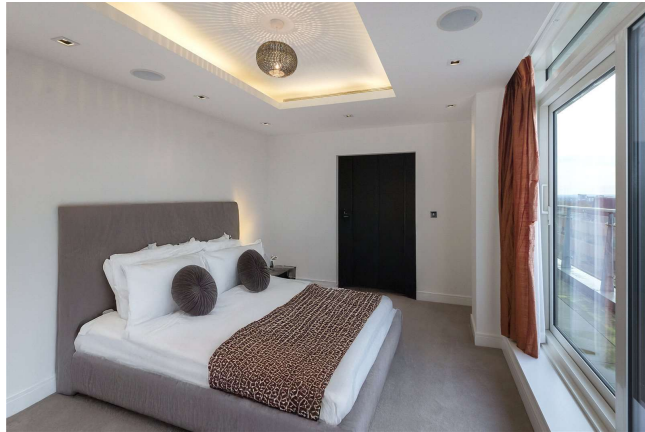
Longfield Avenue, Ealing, W5

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

This impressive penthouse apartment boasts three bedrooms and spans across two floors, covering approximately 1448 square feet. The living areas and bedrooms are equipped with comfort cooling and underfloor heating for ultimate comfort. The stylish kitchen, located on the eighth floor, is fully integrated with appliances and can be closed off or left open to the dual-aspect reception room with walnut flooring and French windows leading to a balcony. Additionally, this floor includes a modern family bathroom and three carpeted bedrooms, with the main bedroom featuring a luxurious four-piece en suite bathroom and a walk-in wardrobe. The ninth floor is accessible via an elegant spiral staircase and offers a bright sunroom with a kitchenette, opening up to the developments most private roof terrace spanning over approximately 2500 sqft, providing breathtaking views of London and beyond.

Dickens Yard is one of London's most desirable developments with residents benefiting from exclusive access to 24 hour concierge service, gym, swimming pool and spa facilities. Just a short walk away is the vibrancy of Ealing town centre, with organic food markets, cafés and restaurants and a wealth of independent shops to explore, the perfect complement to Dickens Yard. A little further away is elegant Chiswick and Richmond with sophisticated shopping and world class restaurants, including The Glasshouse, La Trompette, The Bingham and The Bollo. For an even greater choice there is central London and all that makes London one of the world's most exciting capitals. The leading brands, the theatre and the history of this great city are all waiting to be discovered and enjoyed. All of London is within easy reach, thanks to excellent Underground connections from Ealing Broadway that can whisk you into the heart of the West End in a little over 20 minutes. Residents will also benefit from the long-awaited Elizabeth Line, linking West London to the East of the City, cutting travel time to any destination in the capital and beyond.

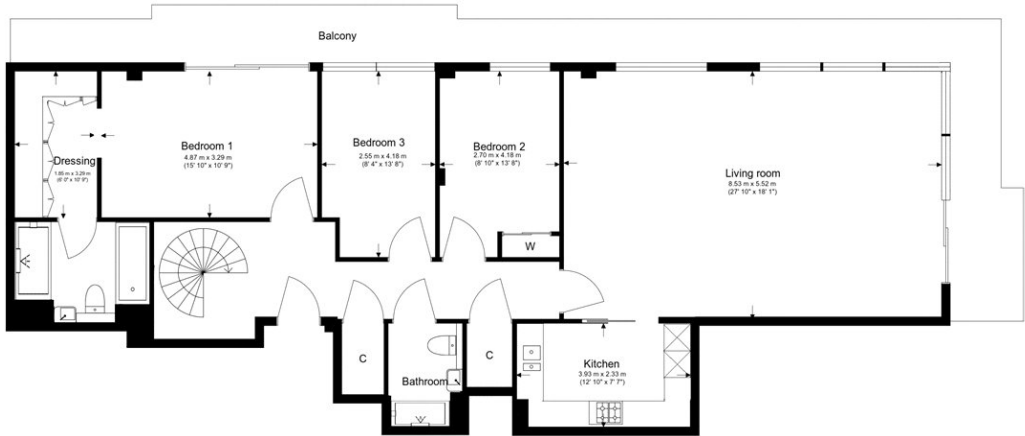
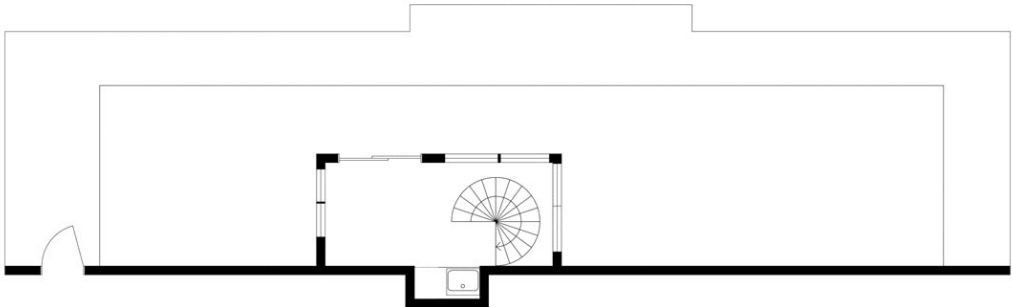




Property Features:

- Secure Parking Space
- Eighth & Ninth Floor Penthouse
- Three Double Bedrooms
- 1448 Square Feet (Approx.)
- Circa. 2500+SQFT West Aspect Roof Terrace
- 24 Hour Concierge
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station

Total Gross Internal Area
134.5 Sq/m - 1448 Sq/ft



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+) A | | |
| (81-91) B | 81 | 81 |
| (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: | £1,600,000 |
| Tenure: | Leasehold Expires 09/10/2260 Approximately 235 Years Remaining |
| Ground Rent: | £400.00 (per annum) For the current period of 2024 |
| Service Charge: | £10,600.00 (per annum) For the current period of 2024 |
| Anticipated Rent: | £6,000.00 pcm Approx. 4.5% Yield |

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240166

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

