



## Belgravia House, Dickens Yard, Ealing, W5

Asking Price: £530,000

 Benham  
& Reeves



# Belgravia House, Dickens Yard, Ealing, W5

 1 Bedroom  1 Bathroom  Leasehold

Ref# BEA210079

Situated on the third floor of this modern block in the sought after Dickens Yard development is this modern one bedroom apartment. The apartment spans a comfortable 436 square feet (approx.) and is flooded with natural light from its East facing aspect. Boasting from a custom designed kitchen with ceramic floor tiles and integrated Siemens appliances, a spacious living room with access to a private balcony, a carpeted double bedroom with a built in wardrobe. The family bathroom is stylishly fitted with Villeroy and Boch sanitaryware.

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:

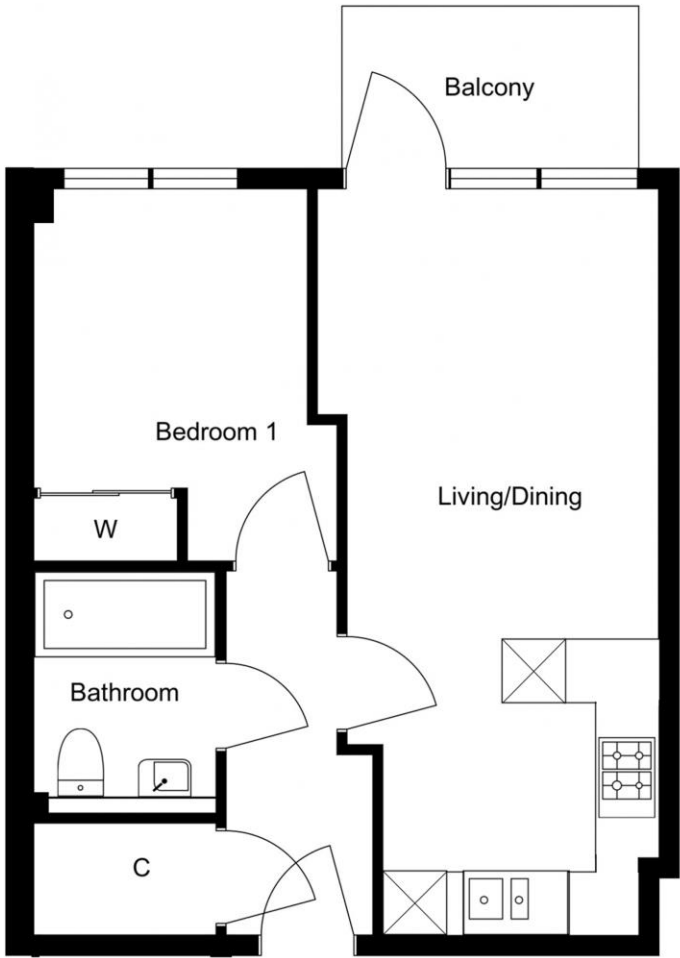
- Luxury One Bedroom Apartment
- Chain Free
- Third Floor
- 436 Square Feet (Approx.)
- East Facing Balcony
- 24 Hour Concierge
- Residents Only Gym, Swimming pool & Gym
- Ealing Broadway Station (Crossrail)




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Total Gross Internal Area  
40.5 Sq/m - 436 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(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		
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:	£530,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 237 Years Remaining
Ground Rent:	£200 (per annum) For the year of 2023
Service Charge:	£2,754.04 approx. (per annum) For the year of 2023

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA210079

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