



**Longfield Avenue, Ealing, W5**

Asking Price: £550,000

 Benham  
& Reeves



# Longfield Avenue, Ealing, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Positioned on the sixth floor of this luxurious block in the sought after Dickens Yard development is this stylish Manhattan style apartment. The apartment spans an impressive 390 square feet (approx.) and is flooded with natural light from its east facing aspect. Featuring a custom designed kitchen with fully integrated Siemens appliances, a spacious living room with access to a private balcony overlooking Christ The Saviour School and church, and a double bedroom with built-in wardrobes and frosted glass panels which can be neatly tucked away when not used. The family bathroom is tastefully fitted with Villeroy and Boch sanitaryware, including a walk in shower and a Japanese toilet. Further benefits include engineered wood flooring throughout the living areas, video entry phone system and no onward selling chain.

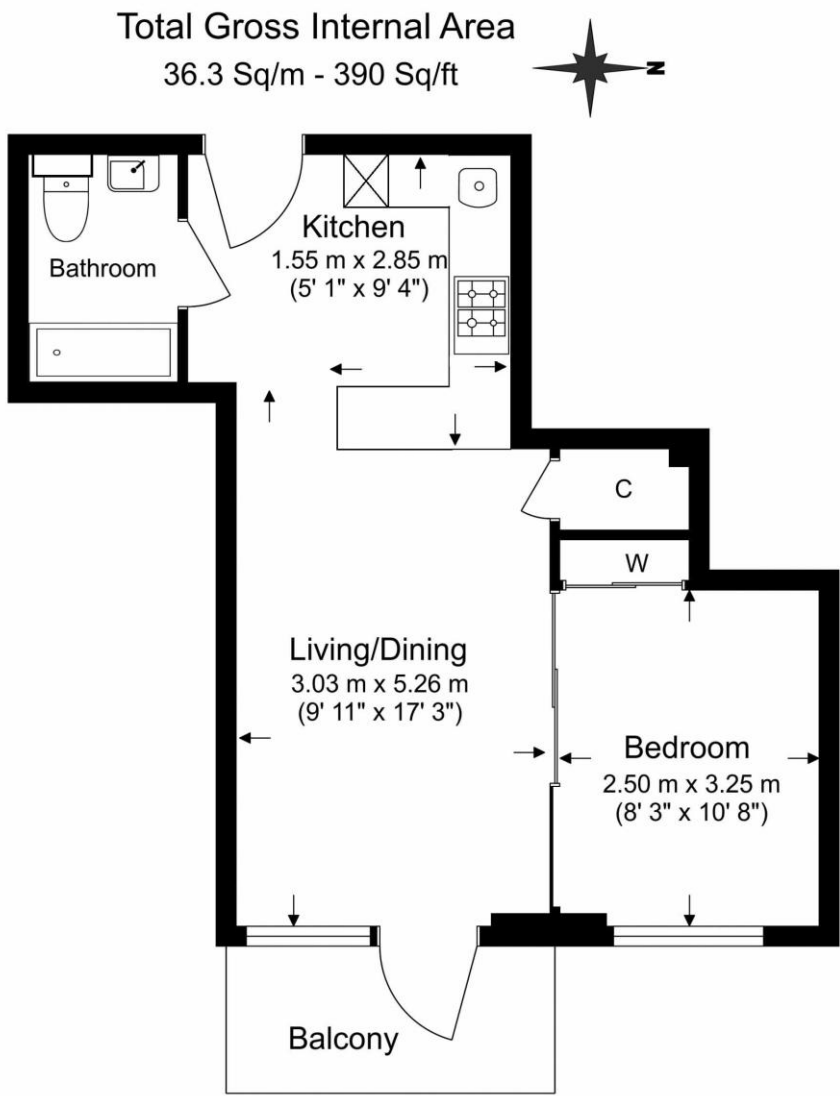
Designed to complement urban living and working, Dickens Yard residents have exclusive access to a sauna, steam room, gym and swimming pool. There is also a 24-hour Estate Management Service in the development. Ealing Broadway Station is a short walk away and serves the Elizabeth, Central, District and National Rail which takes you into Central London, London Heathrow and The City. The local area of Ealing has a range of high street stores, restaurants, cafes, speciality coffee shops and a state-of-the-art cinema. Westfield shopping centre is a short journey away, this dynamic entertainment destination is home to many of London's most exciting places to eat, shop and play.





## Property Features:

- Chain Free
- Stylish Manhattan Apartment
- Circa. 390 Square Feet.
- Sixth Floor
- Private East Facing Balcony
- 24 Hour Concierge
- Residents Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Lines)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£550,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£150.00 (per annum) For the year of 2025
Service Charge:	£2,975.94 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,900.00 pcm Approx. 4.1% Yield

### Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: ACC220209

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