



# Trafalgar House, Longfield Avenue, Ealing, W5

Offers in excess of: £435,000

 Benham  
& Reeves



# Trafalgar House, Longfield Avenue, Ealing, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240024

A one double bedroom apartment occupies the first floor of Trafalgar House, boasting over 516 square feet (approximately) of meticulously designed living space. Upon entry, residents are greeted by a refined interior characterized by high-quality finishes and contemporary decor. The spacious living area provides an ideal setting for relaxation and entertainment, complemented by ample natural light and large windows. The well-appointed kitchen features integrated appliances and generous storage, while the adjacent dining area offers a functional space for meals and gatherings. Notable amenities include a private patio overlooking the communal gardens, providing a tranquil outdoor retreat.

Residents benefit from proximity to various dining, retail, and leisure options. Additionally, the nearby Uxbridge Road offers a diverse array of shops and services. Commuters will appreciate the convenient access to Ealing Broadway station, providing connections to National Rail services, the Elizabeth line (Crossrail), and the District and Central Underground lines. In summary, this apartment presents a compelling opportunity for luxury living in a well-connected and sought-after London neighbourhood, catering to the discerning urban dweller with its functional design and desirable amenities.



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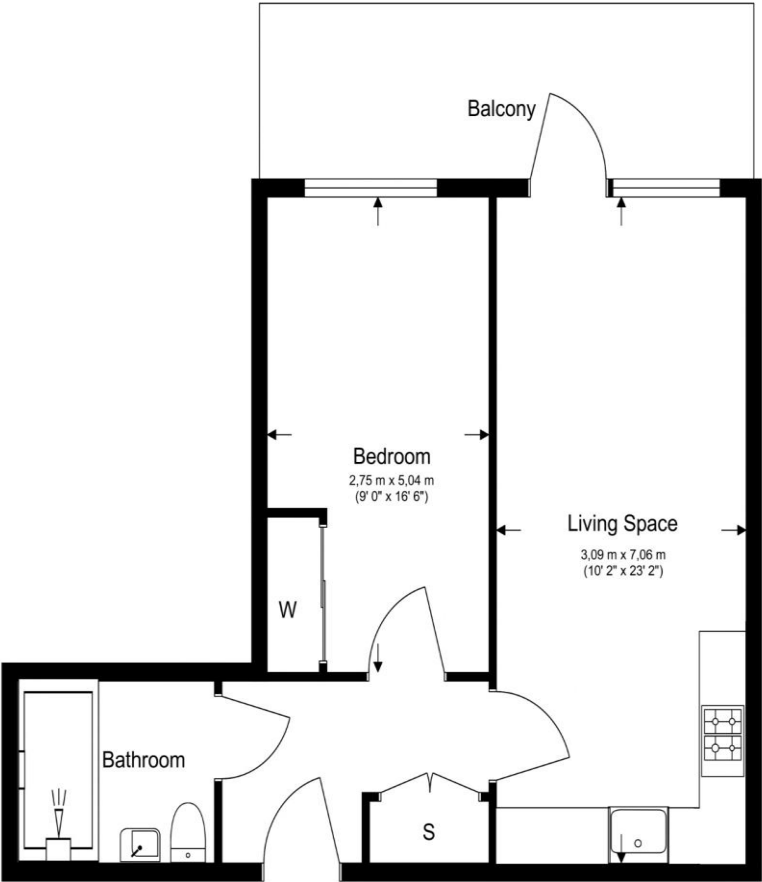


## Property Features:


- One Bedroom
- First Floor
- 516 Square Feet (Approx.)
- Large Private Balcony
- Open-Plan Living Accommodation
- Ealing Broadway Station – Crossrail (0.2miles)



First Floor  
Total Gross Internal Area  
48.0 Sq/m - 516 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+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

Offers in excess of:	£435,000
Tenure:	Leasehold Expires 06/08/2141 Approximately 117 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,660 (per annum) for the year 2024

### Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240024

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