



## Vista House, Longfield Avenue, Ealing, W5

Asking Price: £495,000

Benham  
& Reeves

# Longfield Avenue, Ealing, W5

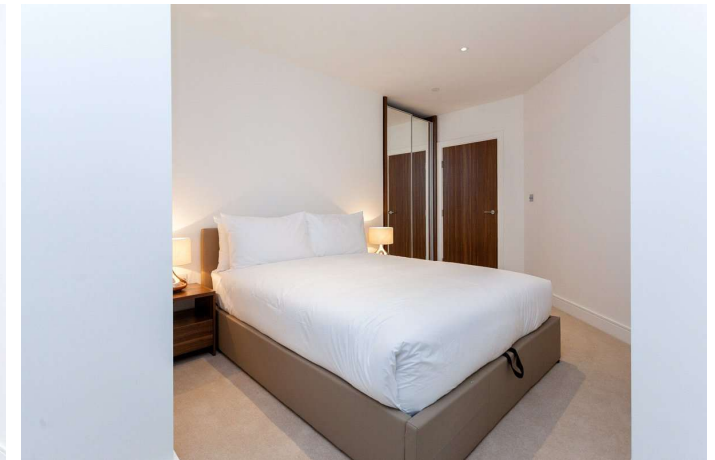
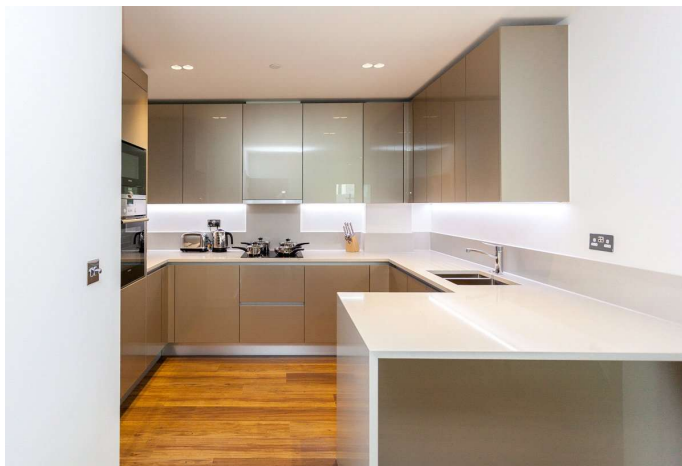
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

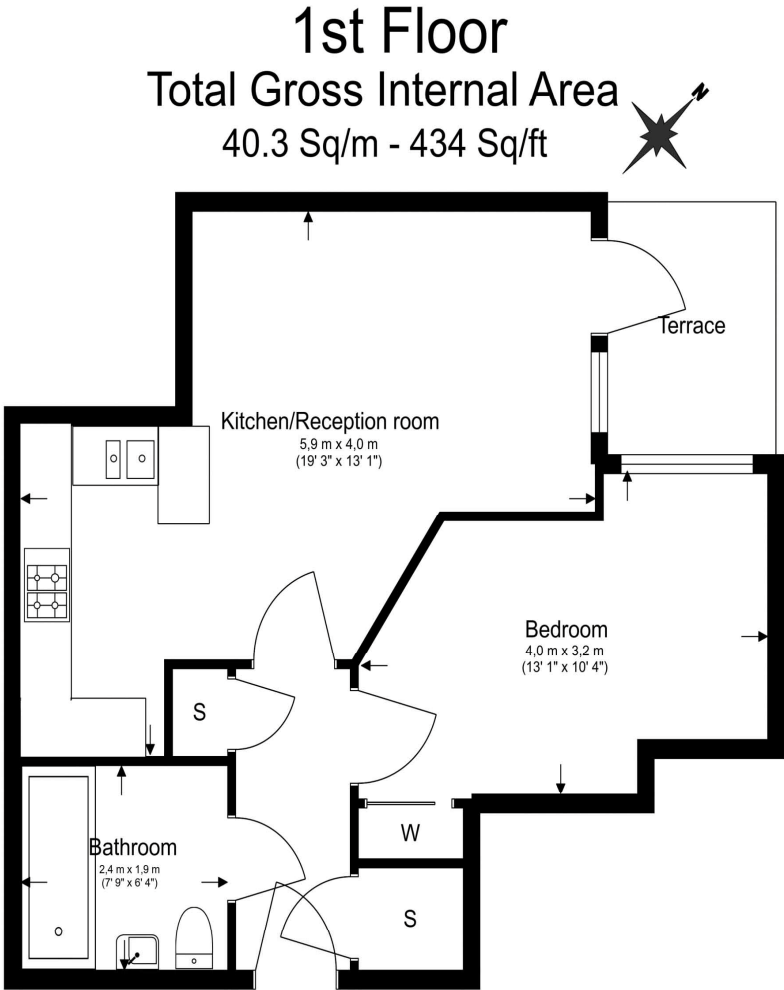
A luxurious one bedroom apartment located on the first floor of Ealing's newest development, Dicken's Yard, Vista House. Spanning an approximate 434 square feet, this apartment comprises a large open-plan reception room with dining space, wood flooring and large floor-to-ceiling windows, which affords lots of natural light into the room. There's a fully fitted modern kitchen with integrated appliances, a double bedroom with storage space, and a sleekly designed family bathroom. Other benefits include a private terrace overlooking the podium gardens, accessed via the reception room and bedroom with exceptional courtyard views.

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 wide selection of restaurants, trendy cafes, coffee shops, and 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:

- Chain Free
- Stylish One Bedroom Apartment
- Circa. 434 Square Feet
- First Floor
- Private Terrace Overlooking Podium Gardens
- 24 Hour Concierge Service
- Residents Gym, Swimming Pool & Spa
- Ealing Broadway Station (Central, District & Elizabeth Line)





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>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	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:	£495,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 234 Years Remaining
Ground Rent:	£225.00 (per annum) For the year of 2026
Service Charge:	£4,122.74 (per annum) to June 2026
Anticipated Rent:	£2,100.00 pcm Approx. 5.1% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

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