



Longfield Avenue, Ealing, W5

Asking Price: £485,000

 Benham
& Reeves

Longfield Avenue, Ealing, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This elegant one bedroom apartment is located in the Fitzroy House building within the prestigious Dickens Yard development, right in the heart of Ealing. Spanning approximately 535 square feet, the property offers a peaceful and well-designed living environment that perfectly complements modern urban life.

The apartment features a spacious reception room with wood flooring, a dining area, and floor-to-ceiling windows. The fully fitted kitchen comes complete with integrated appliances, ample cabinetry, and a granite worktop. The double bedroom provides generous storage space, while the stylish bathroom includes built-in shelves and a shower over the bath. A private balcony, accessible via the reception room, offers a quiet spot to relax outdoors.

Residents of Dickens Yard enjoy exclusive access to premium facilities including a gym, swimming pool, sauna, and steam room. A 24-hour concierge desk ensures convenience and peace of mind. The development is just a short walk from Ealing Broadway Station, providing excellent transport links via the Central Line, District Line, and National Rail—offering fast connections to Central London, Heathrow Airport, and the City.





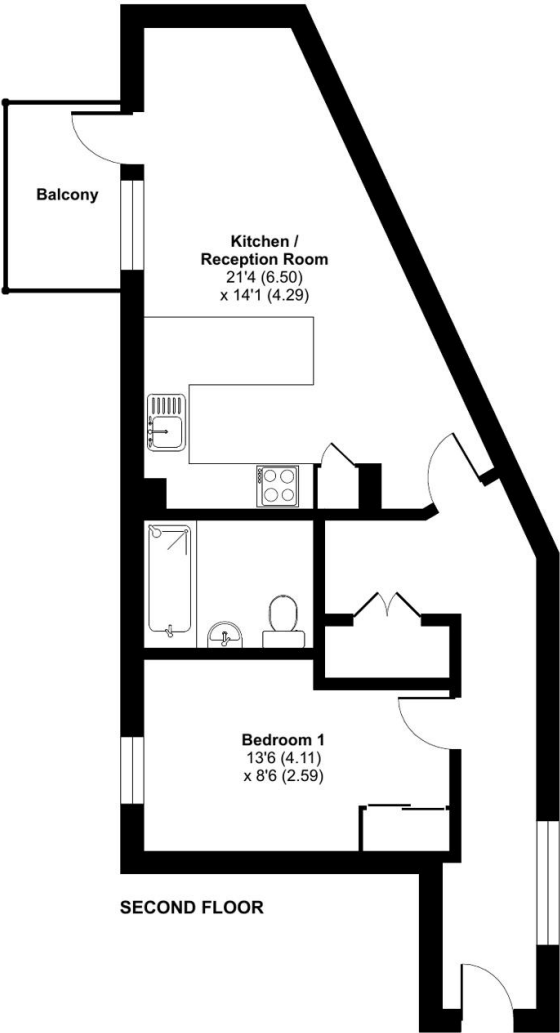
Property Features:

- One Bathroom
- One Bedroom
- South Facing Balcony
- Second Floor
- 535 Square Feet (Approx.)
- 24-Hour Concierge Desk
- Residential Gym, Pool & Spa Facilities
- Ealing Broadway Station (Zone 3)



Dickens Yard Longfield Avenue, Ealing, W5

Approximate Area = 535 sq ft / 49.7 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	81 B
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:	£485,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£225.00 (per annum) For the year of 2025
Service Charge:	£4,776.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,000.00 pcm Approx. 4.9% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250158

T: 020 8280 0140
E: ealing.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

