



**Longfield Avenue, Ealing, W5**

Asking Price: £475,000

 Benham  
& Reeves



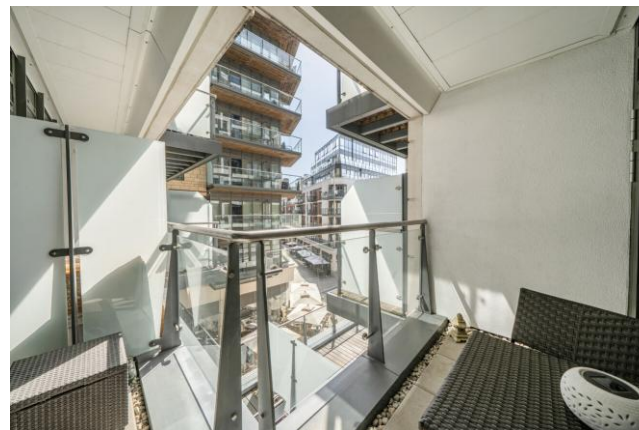
# Longfield Avenue, Ealing, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the second floor of Belgravia House is this superb one bedroom, one bathroom apartment spanning a comfortable 477 square feet (approx.). The property boasts a custom designed fully integrated kitchen, a bright and airy living room with direct access to the east facing balcony which offers views onto the plaza. The sizeable bedroom also offers access to the balcony with the addition to built in wardrobes. The property also benefits from a stylish three piece family bathroom, utility room with washing machine and ample storage.

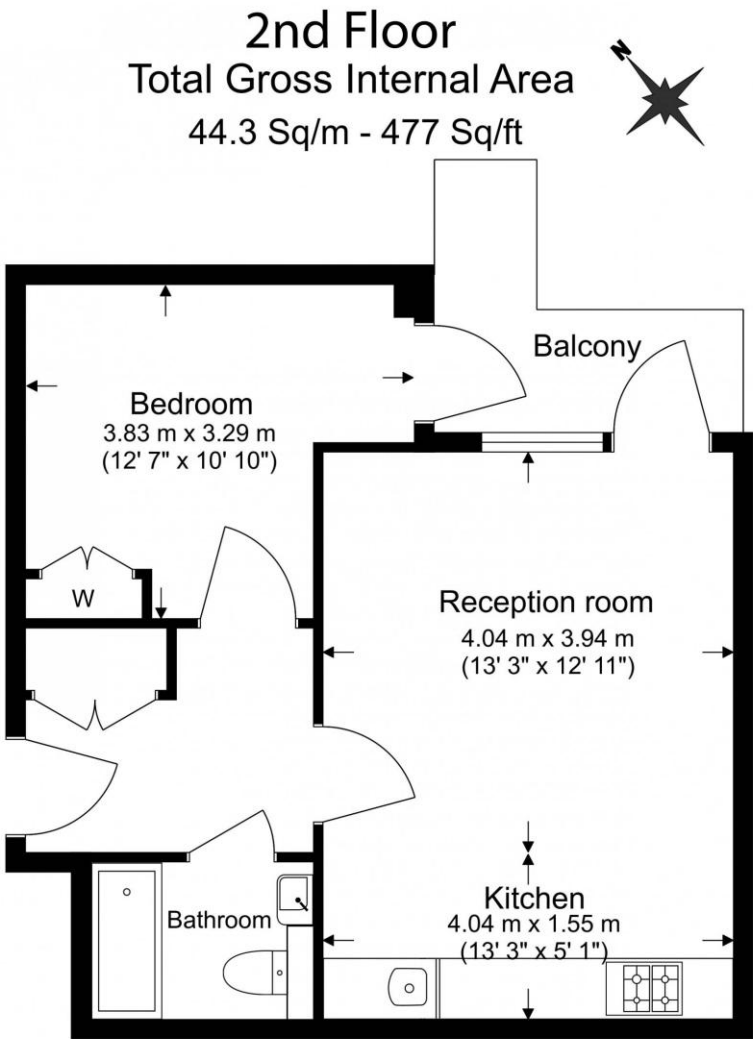
Designed to complement urban living and working, Dickens Yard residents have exclusive access to sauna, steam room, gym and swimming pool. There is also a 24-hour Estate Management Service in the development. Ealing Broadway Station is a short walk away and serves the Elizabeth, Central, District and 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:

- A Must View
- Superb One Bedroom Apartment
- Second Floor
- 477 Square Feet (Approx)
- Private Balcony Offering Eastern Aspect
- 24 Hour Concierge Service
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station (Elizabeth Line)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 76 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:     | £475,000                                                             |
| Tenure:           | Leasehold<br>Expires 08/10/2260<br>Approximately 234 Years Remaining |
| Ground Rent:      | £200.00 (per annum)<br>For the year of 2026                          |
| Service Charge:   | £3,632.00 (per annum)<br>For the year of 2026                        |
| Anticipated Rent: | £2,300.00 pcm<br>Approx. 5.8% Yield                                  |

## Viewings:

All viewings are by appointment only through our Ealing Office.

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