



# Skyline House, Dickens Yard, Longfield Avenue,

Asking Price: £530,000



# Skyline House, Dickens Yard, Longfield Avenue, Ealing, W5

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA220034

\*\*\*With Parking\*\*\* This contemporary one-bedroom apartment is situated in Skyline House at the Dickens Yard development right in the heart of Ealing and is spanning an approximate 441 square feet located on the sixth floor of the development. The apartment comprises a reception with wood flooring, under-floor heating, dining space and floor-to-ceiling windows leading to a private balcony which affords plenty of natural light. There's a fully integrated kitchen with fitted appliances and storage cabinets, double bedroom with a built-in wardrobe, and a stylish bathroom with storage shelves and fitted shower. The apartment is neutrally decorated throughout and benefits from underground parking.

Dicken's Yard is designed for urban living and working in which residents have exclusive access to sauna, steam room, swimming pool and resident's gym. There is also a 24-Hour estate management in the development. Ealing Broadway Station is only a short walk away and serves Central, District and National Rail, taking you into Central London and London Heathrow.

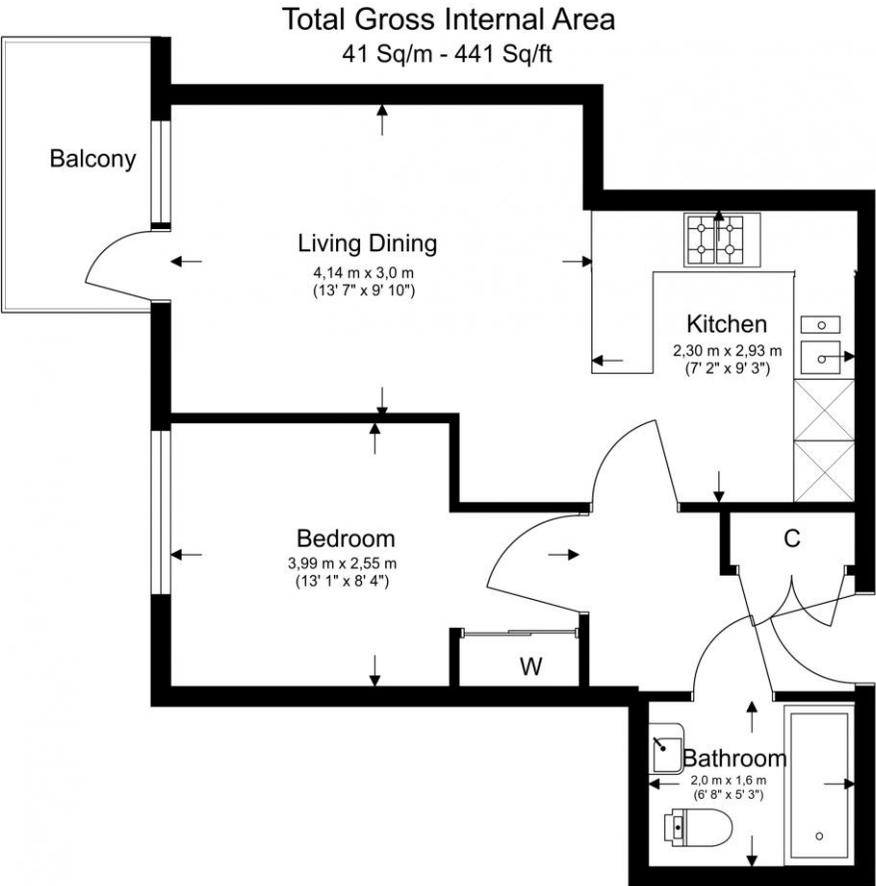




## Property Features:

- \*\*\*With Parking\*\*\*
- One Bathroom
- One Bedroom
- Sixth Floor
- 441 Square Feet (Approx.)
- Modern & Spacious
- Private Balcony
- Concierge / Spa / Swimming Pool / Gym
- Ealing Broadway Station – Crossrail (Zone 3)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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	

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.

## Terms & Conditions:

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

Asking Price:	£530,000
Tenure:	Leasehold Approximately 235 Years Remaining
Ground Rent:	£200 (per annum) For the year of 2024
Service Charge:	£3161 approx. (per annum) For the year of 2024

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA220034

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