



**Longfield Avenue, Dickens Yard, Ealing, W5**

Asking Price: £840,000

 Benham  
& Reeves

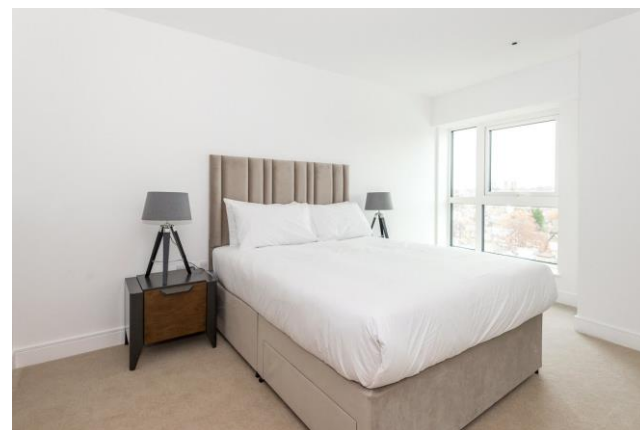
# Longfield Avenue, Dickens Yard, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA210073

Designed to a very high standard and fitted with quality materials and appliances is this 2 bedroom, 2 bathroom apartment in the sought after Dickens Yard Development. The apartment benefits from high ceilings and extensive glazing, the living area is spacious, airy and filled with natural daylight from its East facing aspect. The continental style kitchen features a stone worktop and is fully equipped with Siemens appliances. Both double bedrooms offer tranquillity and sophistication. Designed with finesse, both bedrooms are carpeted with bedroom one benefiting from built in wardrobes and an ensuite offering luxurious specification, featuring quality fittings and Villeroy & Boch sanitaryware.

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.



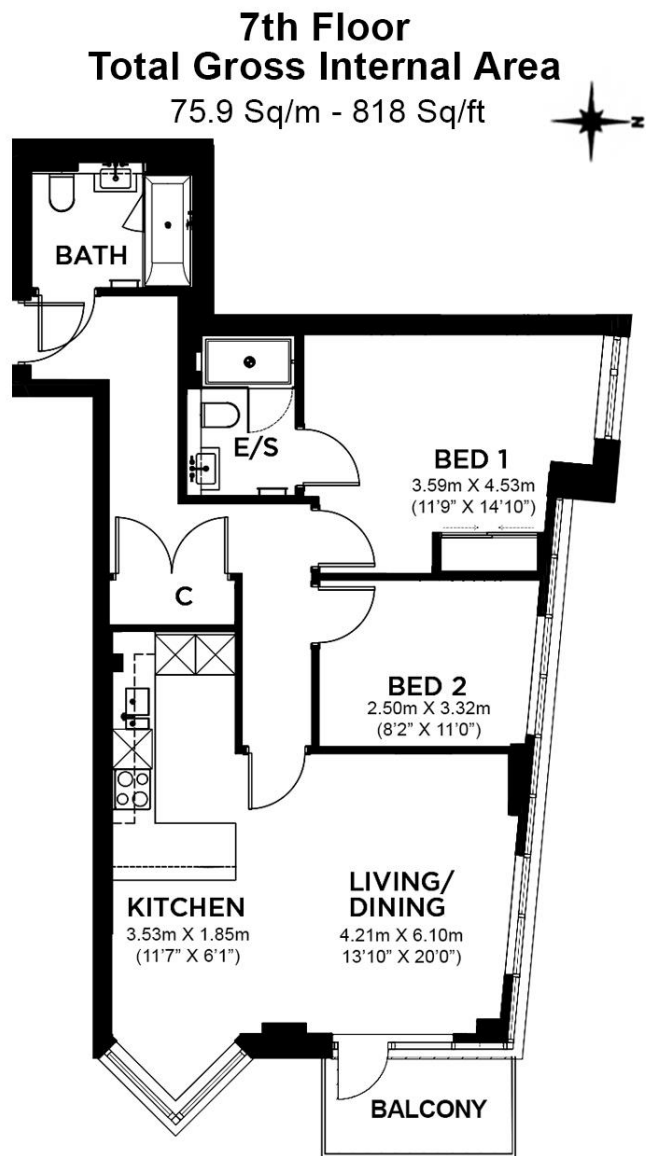




## Property Features:

- 2 Bedroom Stylish Apartment
- 2 Bathrooms
- 7th Floor
- 818 Square Feet (approx.)
- East Aspect
- 24 Hour Concierge
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station – Crossrail (Zone 3)





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>	84	84
(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		
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.

Asking Price:	£840,000
Tenure:	Leasehold Expires 08/10/2259 Approximately 236 Years Remaining
Ground Rent:	£300 (per annum) For the year of 2023
Service Charge:	£5371.46 approx. (per annum) For the year of 2023

### Viewings:

All viewings are by appointment only

Our reference: BEA210073

T: +852 9231 3202  
E: [meena.yang@benhams.com](mailto:meena.yang@benhams.com)  
W: [www.benhams.com](http://www.benhams.com)

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