



**Dickens Yard, 12 New Broadway, Ealing, W5**

Asking Price: £825,000

**Benham  
& Reeves**



# Dickens Yard, 12 New Broadway, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

#NIN230002

Luxuriously finished is this two bedroom, two bathroom apartment on the second floor of Quartz House W5. Spanning a generous 722 square feet (approx.) the apartment boasts from a custom designed kitchen with LED lights below the high level units and integrated Siemens appliances. The living room which is well lit from its original bay windows facing south over Uxbridge Road. Both bedrooms are carpeted with bedroom one having the added benefit of built in wardrobes and an ensuite with Villeroy & Boch sanitaryware. Similarly, the main bathroom boasts from stylish Villeroy & Boch sanitaryware and Vado brassware. Further benefits include laminate timber flooring to living areas, porcelain floor and wall tiles to bathroom and ensuite, video entry phone system and managed parking in basement car park.

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.



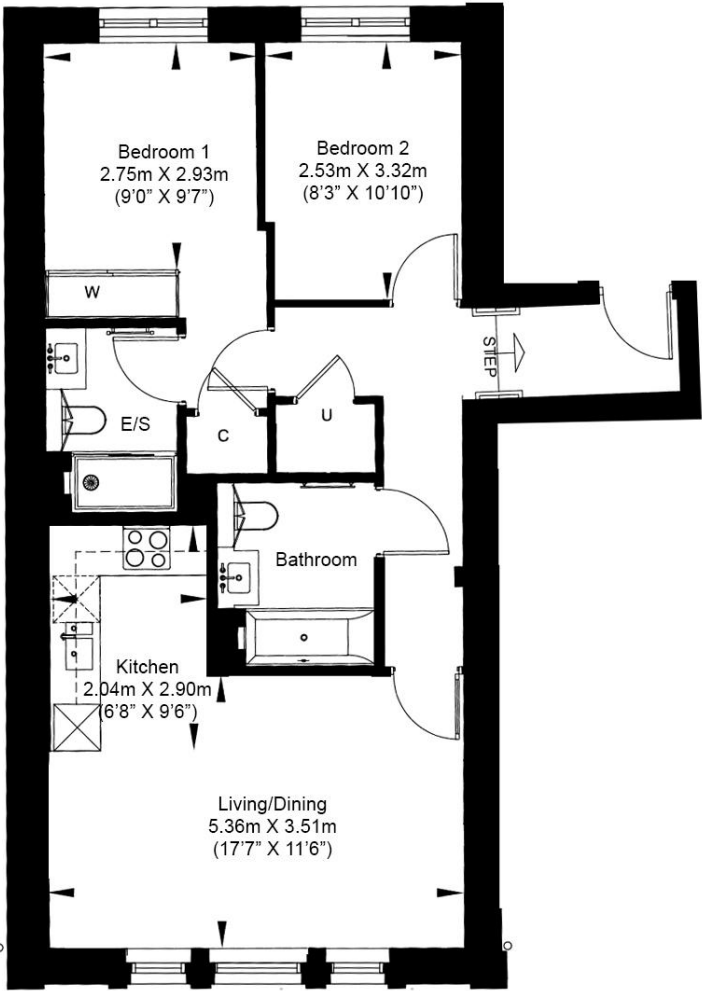


## Property Features:

- Parking Included
- Renovated Two Bedroom Apartment
- Dickens Yard W5
- 722 Square Feet (approx.)
- Second Floor
- 24 Hour Concierge
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station



Second Floor  
Total Gross Internal Area  
67 Sq/m - 722 Sq/ft



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+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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:	£825,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£600 (per annum) For the year of 2025
Service Charge:	£5,326.80 approx. (per annum) For the year of 2025

## Viewings:

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

Our reference: NIN230002

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E: beaufortpark.sales@benhams.com  
W: www.benhams.com

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