



**Longfield Avenue, Ealing, W5**

Asking Price: £800,000

 Benham  
& Reeves

# Longfield Avenue, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA210073

Spanning a generous 818 square feet (approx.) is this two bedroom, two bathroom apartment on the seventh floor of Vista House. The apartment boasts a custom designed kitchen with stone worktops and is fully equipped with Siemens appliances. The living area is bright and airy with access to a private balcony offering far reaching eastern views. Both double bedrooms offer tranquillity and sophistication with bedroom one having the added luxury of built in wardrobes and a ensuite shower room. The ensuite and family bathroom are stylishly fitted with 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.

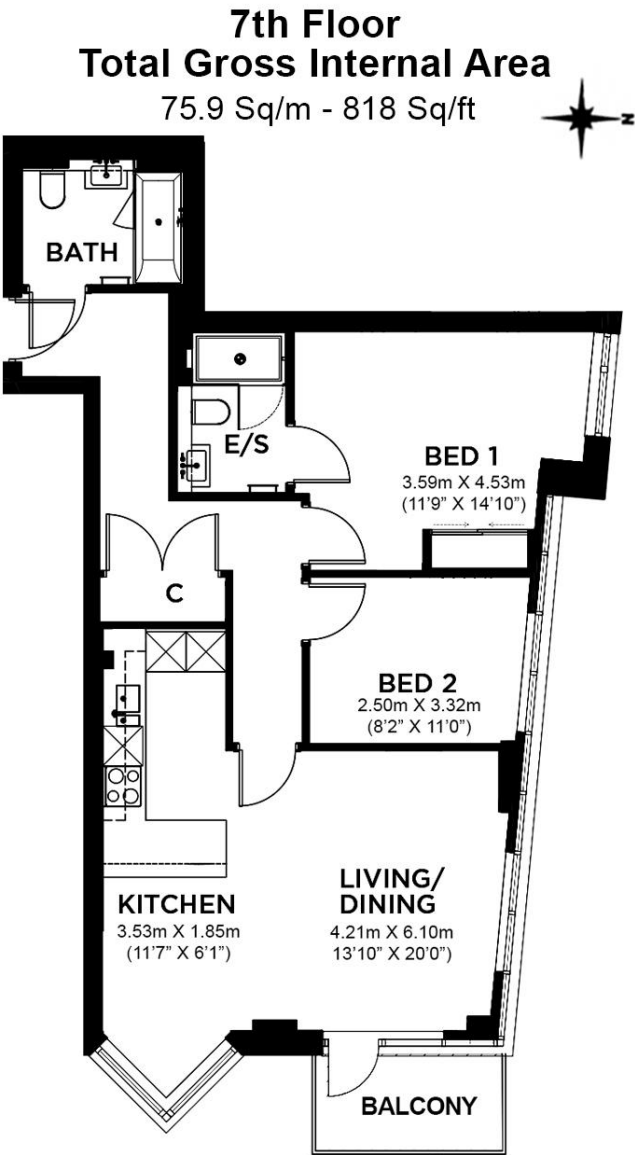







## Property Features:

- Luxurious Two Bedroom Apartment
- Two Bathrooms
- Seventh Floor
- 818 Square Feet (Circa.)
- Private Balcony With Eastern Aspect
- 24 Hour Concierge
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station (Central, District & Elizabeth Line)



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:	£800,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025
Service Charge:	£5,464.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£3,200.00 pcm Approx. 4.8% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA210073

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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