



**Longfield Avenue, Ealing, W5**

Price Reduced to: £680,000

 Benham  
& Reeves



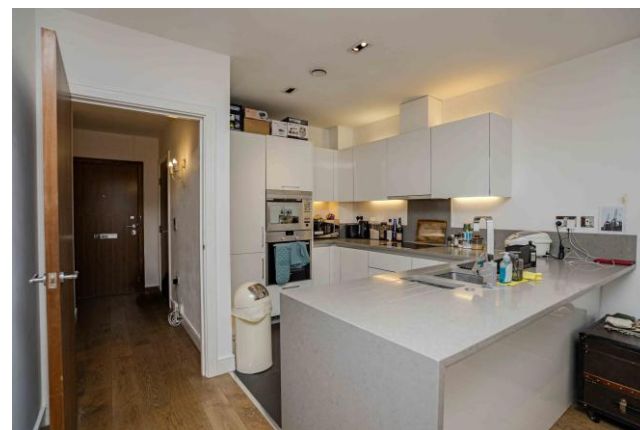
# Longfield Avenue, Ealing, W5

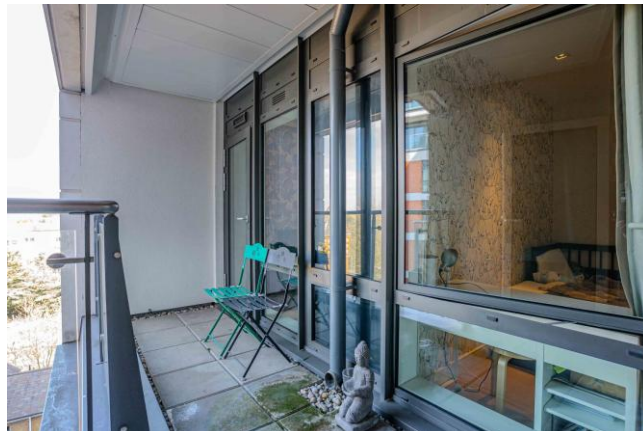
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250081

This two bedroom, two bathroom apartment is situated on the fifth floor and spans across circa. 682 square feet. This immaculate apartment boasts a custom designed kitchen with integrated Siemens appliances, open planned living room with access to a private balcony offering far reaching views. Both bedrooms are carpeted with bedroom one having the added luxury of built in wardrobes and ensuite shower room. The ensuite and family bathroom are stylishly fitted with Villeroy and Boch sanitaryware. Other benefits consist of a utility room offering storage space, the right to park for one car and no onward selling chain.

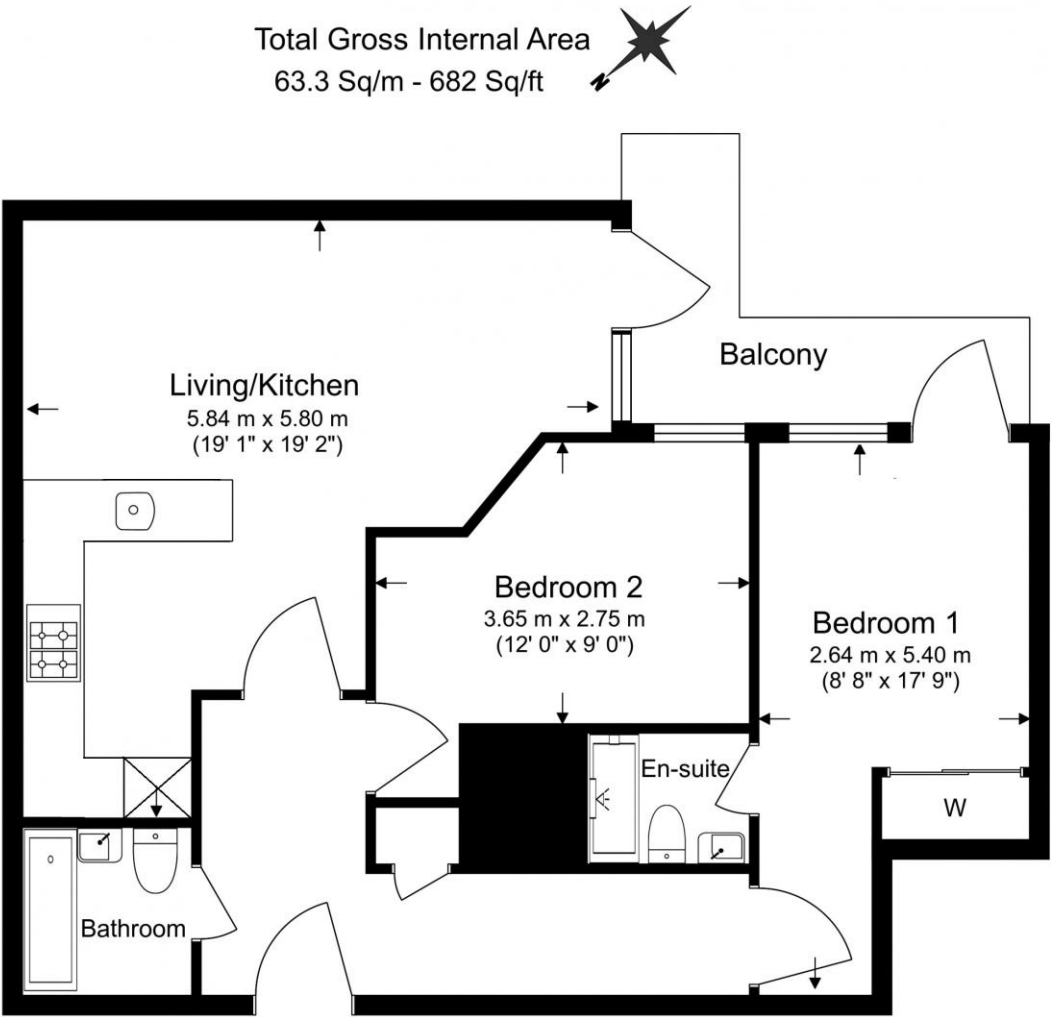
Designed to complement urban living and working, Dickens Yard residents have exclusive access to sauna, steam room, gym and swimming pool. There is also a 24-hour Estate Management Service in the development. Ealing Broadway Station is a short walk away and serves the Elizabeth, Central, District and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

- Secure Parking Space Included
- Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- Circa. 682 Square Feet
- 24 Hour Concierge Service
- Residents Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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.

Price Reduced to:	£680,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024
Service Charge:	£4,636.00 approx. (per annum) For the year of 2024
Anticipated Rent:	£3,100.00 pcm Approx. 5.5% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250081

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