



Longfield Avenue, Ealing, W5

Asking Price: £675,000

**Benham
& Reeves**

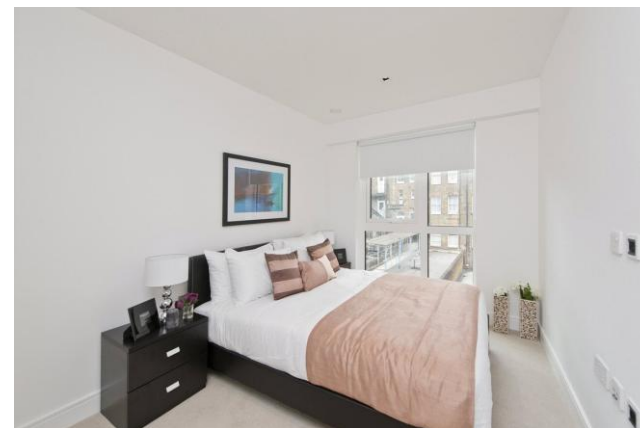
Longfield Avenue, Ealing, W5

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern two bedroom second floor apartment located in Ealing's most sought-after development, Fitzroy House, Dickens Yard. The apartment is bright and spacious, features a private south facing balcony and spans an approximate 651 square feet (approx.).

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 and multiple shops. Westfield shopping centre is a short journey away and has a large selection of the latest fashion shops, eateries and entertainment options.

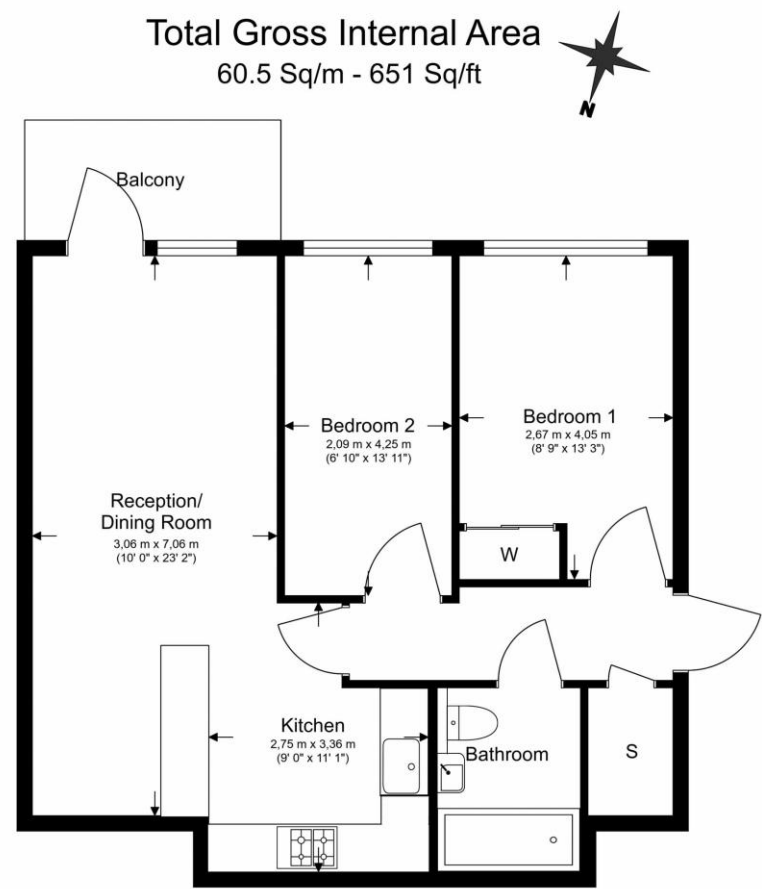




Property Features:

- Modern Two Bedroom Apartment
- One Bathroom
- Private South Facing Balcony
- Second Floor
- Circa. 651 Square Feet
- 24 Hour Concierge
- Residents Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Elizabeth Line/District Line/Central Line)





Benham & Reeves

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£675,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 235 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2025
Service Charge:	£4,419.96 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,472.00 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250156

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

