



# Longfield Avenue, Ealing, W5

Asking Price: £1,100,000

Benham  
& Reeves

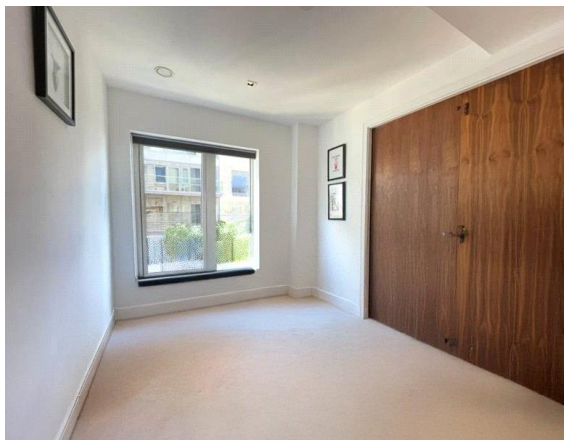
# Longfield Avenue, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

**\*\*Right To Park Included\*\*** Superbly designed is this seventh floor two bedroom + study apartment spanning an impressive 1278 square feet (approx.). This “Elite” spec apartment offers bright and airy accommodation throughout and has the additional benefits of comfort cooling, wood flooring and American walnut veneered flush doors. The kitchen is custom designed with fully integrated appliances including dishwasher, wine fridge with glass doors, microwave and waste disposal. The living area is flooded with natural light from its dual aspect of South & East views and a private balcony overlooking the plaza. The living room also has wiring for Sky Plus HD, scene setter dimmers and sliding doors which open up to the guest bedroom or study room. Bedroom two and the principle are carpeted with fitted wardrobes and access to the private east facing balcony with bedroom one having the further benefit of an ensuite shower room. The ensuite and family bathroom are stylishly fitted with marble, Villeroy & Boch sanitaryware and Waterfront brassware.

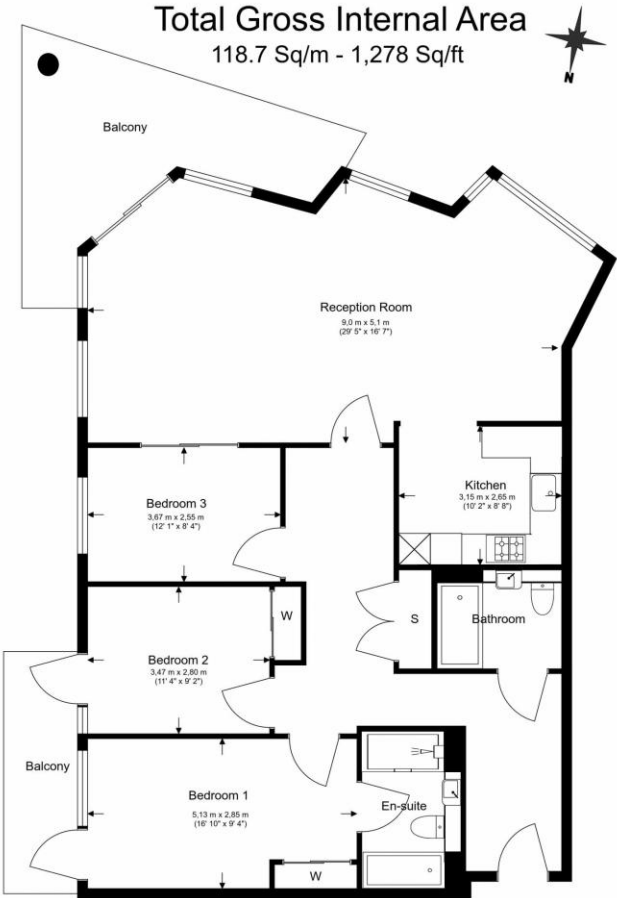
Designed to complement urban living and working, Dickens Yard residents have exclusive access to sauna, steam room, gym and swimming pool. There is also a 24-hour Estate Management Service in the development. Ealing Broadway Station is a short walk away and serves the Elizabeth, Central, District and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

- Right To Park Included
- Circa. 1278 Square Feet
- Elite Spec Two Bedroom + Study
- Two Balconies
- South & East Aspect
- 24 Hour Concierge Desk
- Residents Only Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Line)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

## Terms & Conditions:

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

Asking Price:	£1,100,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 234 Years Remaining
Ground Rent:	£325.00 (per annum) For the year of 2025
Service Charge:	£7,849.12 (per annum) For the year of 2025
Anticipated Rent:	£4,016.00 pcm Approx. 4.4% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250206

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