



Longfield Avenue, Ealing, W5

Asking Price: £720,000

 Benham
& Reeves

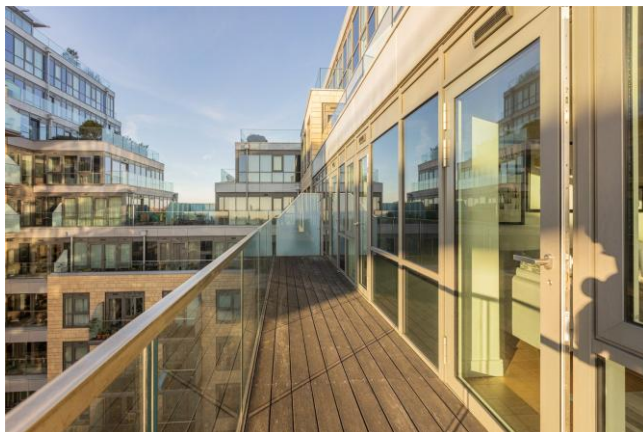
Longfield Avenue, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Secure Parking Space Included**** A superb two bedroom, two bathroom apartment situated on the seventh floor of the desirable Vista House, Dickens Yard. The property is built up of circa. 821 square feet of internal living space and boasts a custom designed fitted kitchen which is fully integrated with Siemens appliances, including microwave and dishwasher. The bright and airy reception room offers a western aspect with a private balcony overlooking the beautifully landscaped gardens. Both bedrooms offer ample room, fitted wardrobes and direct access to the balcony, with bedroom one having the added benefit of a ensuite shower room. The ensuite and family bathroom are stylishly fitted with porcelain tiles, Villeroy & Boch sanitaryware and Vado Brassware. Further benefits include engineered wood flooring to living areas and bedrooms with underfloor heating throughout, American walnut flush doors, video entry phone system 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.

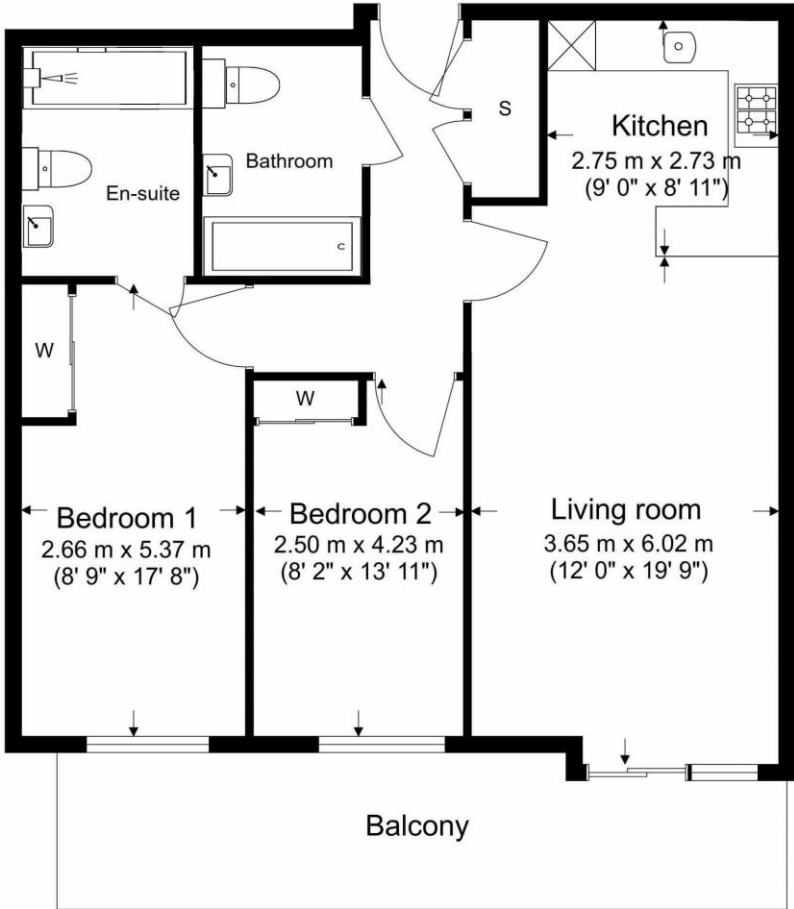




Property Features:

- Right To Park Included
- Chain Free Two Bedroom Apartment
- Two Bathrooms
- 821 Square Feet (Approx)
- Seventh Floor
- Private Balcony
- Residents Only Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Line)

Total Gross Internal Area
76.3 Sq/m - 821 Sq/ft



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:	£720,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 234 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025
Service Charge:	£5,677.14 (per annum) For the year of 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.0% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

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