



Longfield Avenue, Ealing, W5

Asking Price: £1,500,000

 Benham
& Reeves

Longfield Avenue, Ealing, W5

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

****GUIDE PRICE: £1,500,000 - £1,700,000**** Situated on the ninth floor of Dashwood House is this immaculate three bedroom, three bathroom apartment boasting from Berkeley's "Elite" specification. This prestigious home offers an abundance of bright and airy accommodation throughout, a 580 square foot (approx.) wraparound terrace providing far-reaching views across London, air conditioning (comfort cooling system), engineered wood flooring with water filled underfloor heating, and managed parking in basement car park. The custom designed kitchen is fitted with Simmens appliances including wine fridge with glass doors, microwave and waste disposal unit. The reception room offers ample room for dining and entertaining with wiring for Sky Plus HD and scene setter dimmers. All three carpeted bedrooms are well sized with bedroom one and two having the added luxury of built in wardrobes are en-suite shower rooms. The ensuites and family bathroom are stylish fitted with Villeroy & Boch sanitaryware, Vado brassware and marble to the bathrooms with heated walls.

Designed to complement urban living and working, Dickens Yard residents have exclusive access to a 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 range of high street stores, restaurants, cafes, speciality coffee shops and a state-of-the-art cinema. Westfield shopping centre is a short journey away, this dynamic entertainment destination is home to many of London's most exciting places to eat, shop and play.



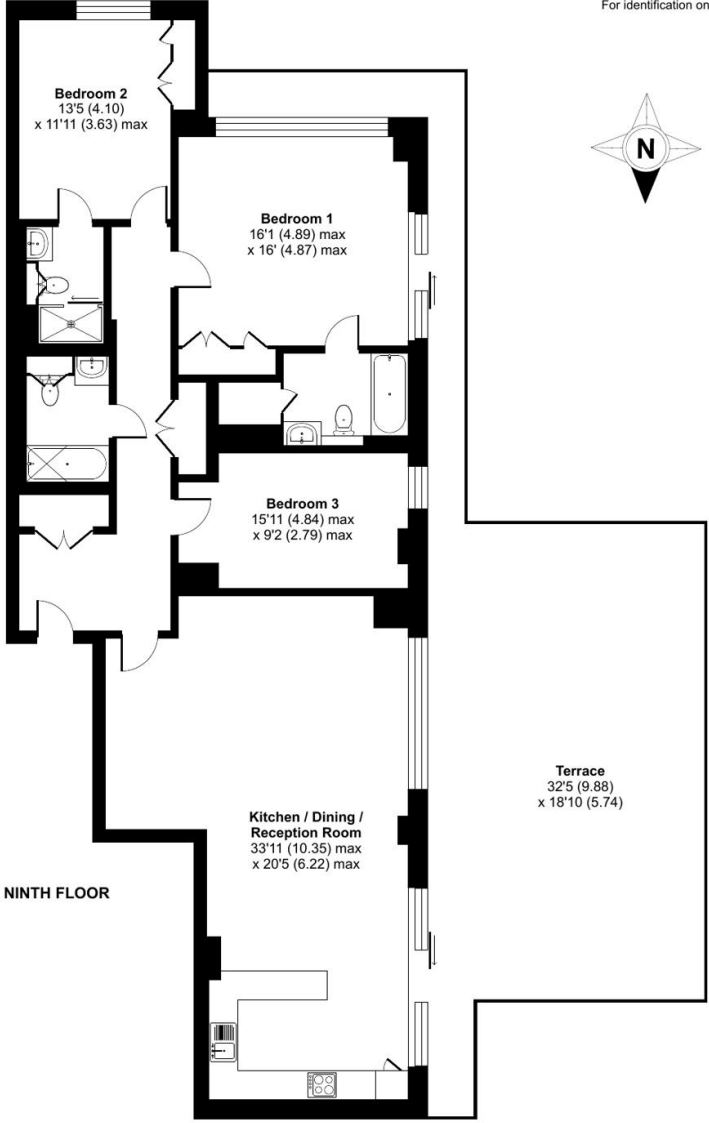


Property Features:

- Elite Three Bedroom Apartment
- Three Stylish Bathrooms
- Ninth Floor
- 1493 Square Feet (approx.)
- Secure Underground Parking
- 580 Square Foot (approx.) Wraparound Terrace
- Luxurious Onsite Facilities Including Gym & Swimming Pool
- Ealing Broadway Station (Central, District & Elizabeth Lines)

Longfield Avenue, London, W5

Approximate Area = 1493 sq ft / 138.7 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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:	£1,500,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 234 Years Remaining
Ground Rent:	£350.00 (per annum) For the year of 2026
Service Charge:	£10,767.90 (per annum) For the year of 2026
Anticipated Rent:	£5,000.00 pcm Approx. 4.0% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

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