



# Longfield Avenue, Ealing, W5

Asking Price: £1,250,000

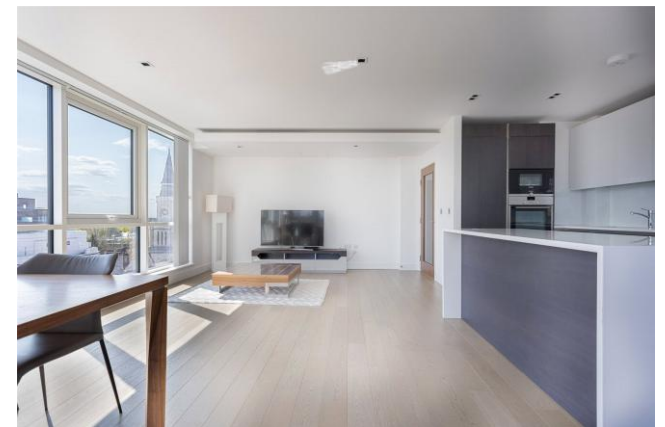
Benham & Reeves

# Longfield Avenue, Ealing, W5

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

**\*\*Right To Park Included\*\*** Superbly designed, this seventh floor three bedroom apartment spans an impressive 1,161 square feet (approx.). This “Elite” specification apartment offers bright and airy accommodation throughout, with the added benefits of comfort cooling and underfloor heating. The kitchen is custom-designed with fully integrated appliances, including a dishwasher, wine fridge with glass doors, and microwave. The living area is flooded with natural light from its southwest-facing aspect and provides access to a private balcony. The living room features an open-plan kitchen, allowing you to enjoy the views from the balcony while cooking. The principal bedroom benefits from an en-suite with a walk-in shower, alongside two additional bedrooms with carpeted flooring. This three-bedroom apartment is situated in a quiet location.

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.

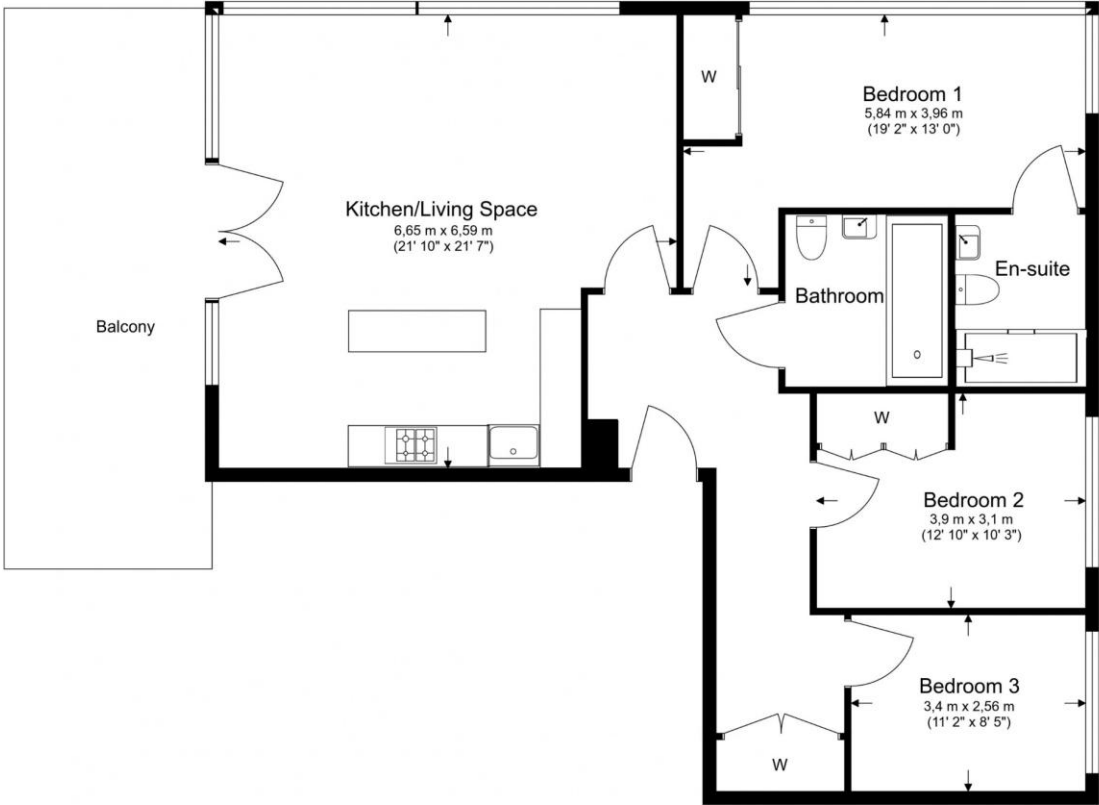




## Property Features:

- Right To Park Included
- 1161 Square Feet (Approx)
- Elite Spec Three bedrooms & Two bathrooms
- Air-Conditioning & Underfloor Heating
- South & West Aspect
- 24 Hour Concierge Desk
- Residents Only Gym, Swimming Pool & Spa Facilities
- Ealing Broadway Station (Central, District & Elizabeth Line)

Total Gross Internal Area  
 107.9 Sq/m - 1,161 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	81 B
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:	£1,250,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 234 Years Remaining
Ground Rent:	£350.00 (per annum) For the year of 2026
Service Charge:	£8,380.96 (per annum) For the year of 2026
Anticipated Rent:	£5,800.00 pcm Approx. 5.6% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: EAL260004

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