

Longfield Avenue, Ealing, W5

Asking Price: £700,000

Benham & Reeves

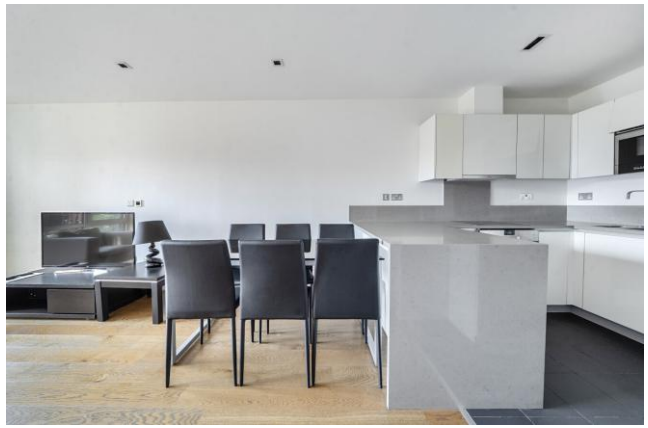
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2 Bedroom (s) 2 Bathroom (s) Leasehold

Secure Car Parking Included Spanning a comfortable 675 square feet (approx.) is this two bedroom, two bathroom apartment offered in excellent condition throughout. This third floor apartment boasts a custom designed kitchen with integrated Siemens appliances, open planned living room with access to a private balcony offering southernly views over the beautifully landscaped gardens and Ealing Town Hall. Both bedrooms are carpeted with bedroom one having the added luxury of built in wardrobes and ensuite shower room. The ensuite and family bathroom are stylishly fitted with Villeroy and Boch sanitaryware. Other benefits consist of a utility room offering storage space, the right to park for one car 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.







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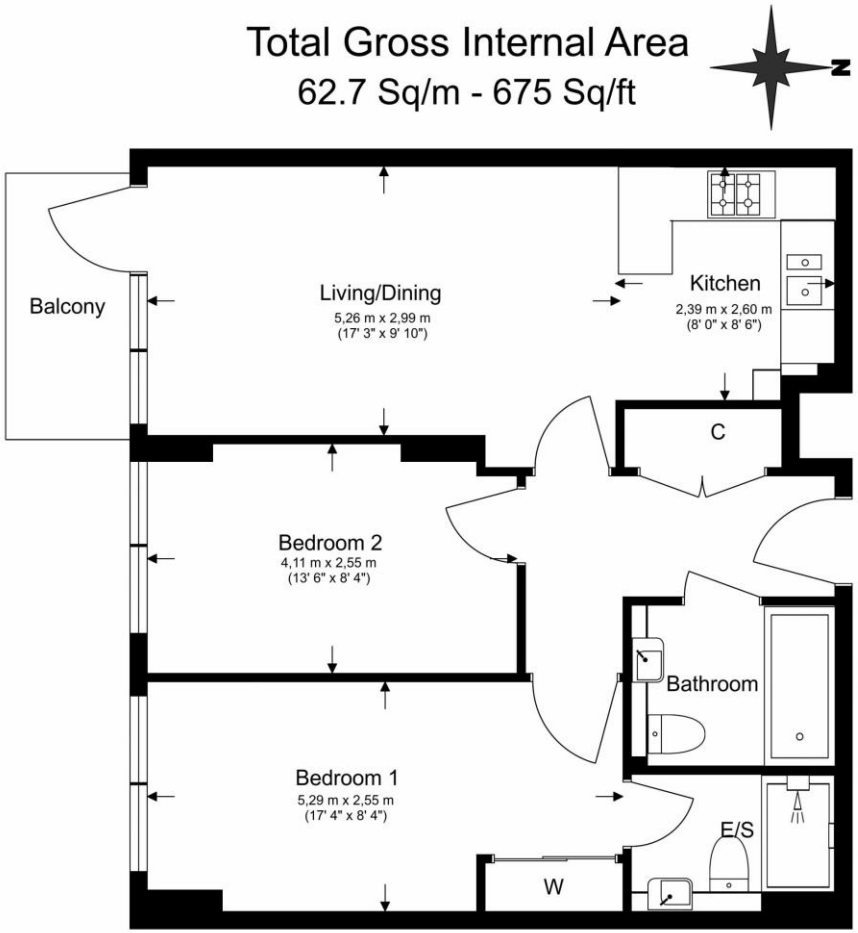





Property Features:

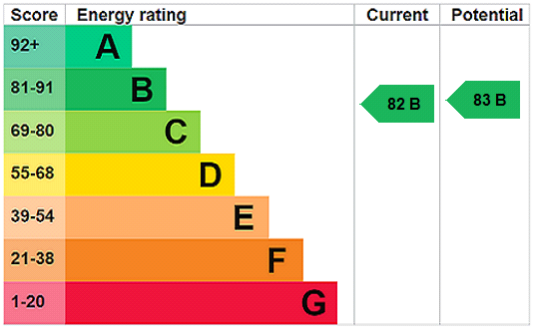
- Modern Two Bedroom Apartment
- Right To Park Included
- Two Bathrooms
- Third Floor
- 675 Square Feet (Approx)
- 24 Hour Concierge Desk
- Residents Only Gym, Swimming Pool & Spa
- Ealing Broadway Station (Elizabeth Line)

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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.



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Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires 08/10/2260 Approximately 234 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£4,776.64 (per annum) For the year of 2026
Anticipated Rent:	£3,100.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260107

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