



# Longfield Avenue W5

Offers Over £515,000 Leasehold

**GARDINER**  
RESIDENTIAL



# Longfield Avenue W5

Offers Over £515,000  
Leasehold

### Description

With parking, this modern third floor (with lift) one bedroom flat with balcony benefits from wood floors in the reception room and bedroom Stylish open-plan kitchen with fitted appliances, stunning bathroom with storage and shower over bath. Utility cupboard in the hall and fitted wardrobes in the bedroom.

The property is located in the highly regarded Dickens Yard development which has 24hr concierge, fantastic residents gym with swimming pool, sauna, steam room and has the right to park in the underground car park.

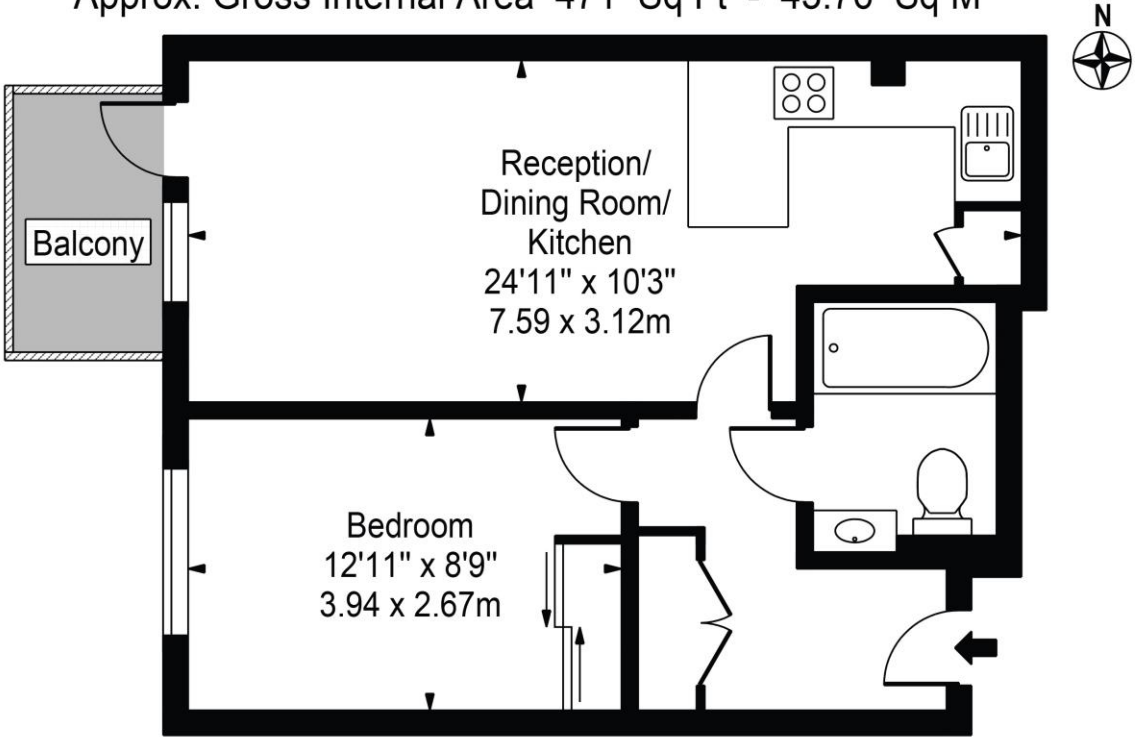
Transportation is a breeze with the Elizabeth line, a major highlight of the area. Ealing Broadway station, located nearby, offers excellent transport links to various destinations, including the city centre and beyond. With the new Elizabeth line, residents enjoy enhanced connectivity and shorter commute times, making this property an excellent choice for professionals and commuters.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 Plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (102 Plus) A  |  |                         |           |
| (81-101) B  |  |                         |           |
| (61-80) C   |  |                         |           |
| (41-60) D   |  |                         |           |
| (21-40) E   |  |                         |           |
| (1-20) F  |  |                         |           |
| (1-10) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## Skyline House

Approx. Gross Internal Area 471 Sq Ft - 43.76 Sq M



### Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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check the availability of any property before travelling any distance to view.

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