



Longfield Road W5

Price £895,000 Leasehold

GARDINER
RESIDENTIAL

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A magnificent 7th floor two bedroom, two bathroom apartment which has been configured to maximise the living space in the reception room.

Prior to being built, the current owner arranged for the developer to reconfigure the walls so that there was less wasted space in the hallway which resulted in a much larger reception room with dining area. The property further benefits from a SONOS sound system, wood floor throughout and a lovely large balcony.

The property also benefits from the right to park in the underground car park.

Dickens Yard is located in the heart of Ealing and benefits from a residents gym with swimming pool, sauna and steam room. There is also 24hr concierge, lift and an array of shops restaurants nearby.

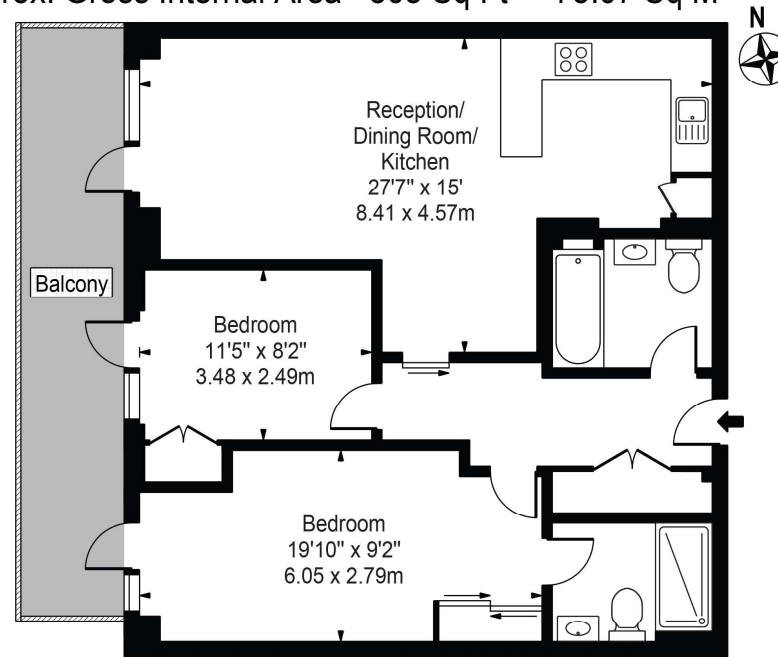
The property comprises reception room, open-plan kitchen, master bedroom with shower room en-suite, second bedroom, family bathroom, utility cupboard & balcony.

Ealing Council Tax Band: E
 EPC: B
 Floor: 7th
 Parking: Yes
 Lift: Yes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(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	

Dashwood Dickens Yard

Approx. Gross Internal Area 808 Sq Ft - 75.07 Sq M



Seventh 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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