



## Dickens Yard W5

Offers in Excess of £495,000 Leasehold

**GARDINER**  
RESIDENTIAL

# Dickens Yard W5

Offers in Excess of £495,000 Leasehold

The property is located on the the second floor with lift and comprises reception room with stunning modern open plan kitchen and wood floor, good size bedroom and a beautiful contemporary bathroom. The property faces the courtyard.

These properties are finished to an extremely high standard and suited to discerning property owners who wish to live in a vibrant central location, They also make great rental investments.

This exclusive residential development residents will enjoy the benefit of a 24 hour concierge, health spa, indoor swimming pool, a private health and fitness centre, sauna and steam room in addition to private treatment rooms.

Designed by acclaimed urban architect John Thompson and Partners, Dickens Yard is framed by historical landmarks such as the Town hall, Christ the Saviour Church and the Old Fire Station.

- Villeroy & Boch sanitary ware
- Vado brass ware
- Chrome shower and glass screen to shower
- Storage vanity unit with marble sink surround
- Mirror
- Shaving point
- 24 hour Concierge
- Landscaped Gardens
- Gym

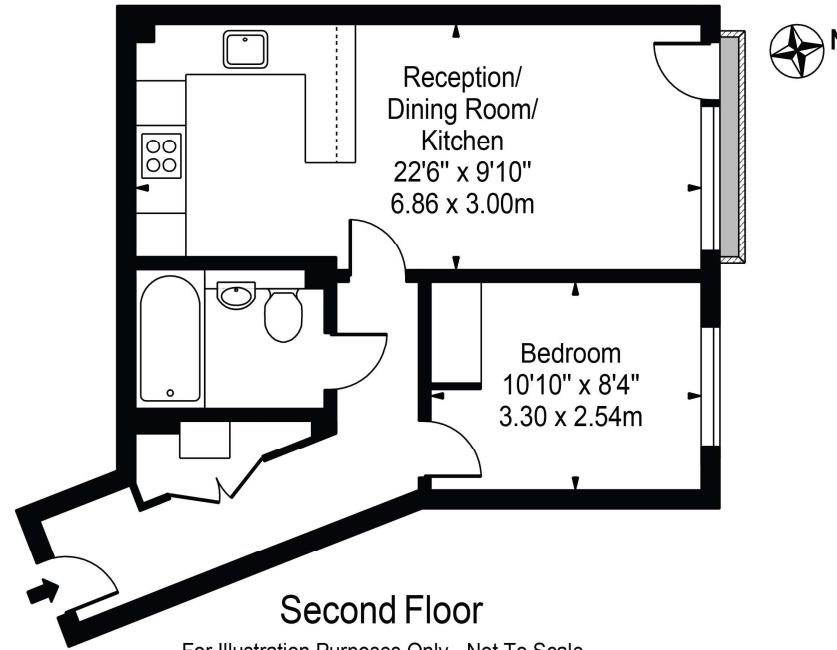
Ealing Council Tax Band: D  
 EPC: B  
 Floor: 2nd  
 Parking: No  
 Lift: Yes

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	84	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	94	94

# Fitzroy House

Approx. Gross Internal Area 455 Sq Ft - 42.27 Sq M



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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