



Belgravia House, Longfield Avenue, LONDON, W5 2BE

**Welcome to
Belgravia House, Longfield Avenue,
London**

This modern, stylish first floor apartment situated in the popular luxury Dicken's Yard development in the heart of Ealing Broadway. The property offers a generous open plan reception & contemporary kitchen with integrated designer appliances and a breakfast bar with doors onto the large private terrace, a primary double bedroom with a built-in wardrobe, doors onto the private terrace and an en-suite bathroom, a second double bedroom and a second bathroom. Other benefits include a useful hallway storage/utility cupboard, secure video entry system, lifts, development concierge, residents inside gym & spa, a long lease, an allocated parking space and no onward chain.

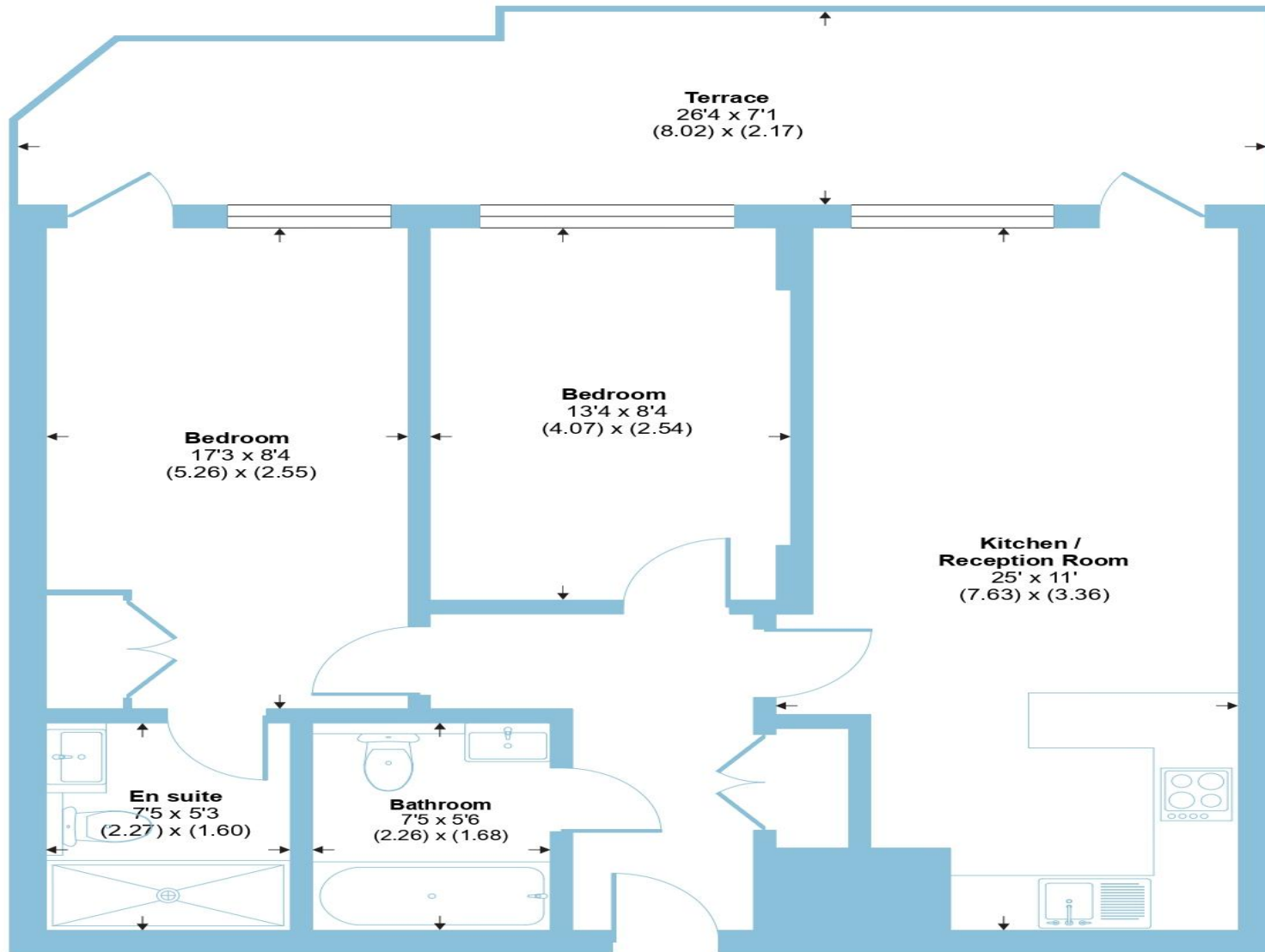
Dickens Yard is perfectly located with only a few minutes' walk to a variety and desirable onsite and nearby restaurants, bars, cafes, the popular retail shopping centre and the Filmworks picture house as well as Ealing Broadway's tube centre (Central line, District line, Great Western Rail & Elizabeth line). Ealing is known for its wealth of greenery and our picturesque Walpole Park which offers a café and wildlife.



Dickens Yard, Longfield Avenue, London, W

Approximate Area = 694 sq ft / 64.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Barnard Marcus. REF: 1372765

Welcome to

Belgravia House Longfield Avenue, London

- First floor, modern apartment situated in the Dicken's Yard development
- Two double bedrooms and Two bathrooms
- Large private terrace + residents landscaped gardens
- Allocated parking space & no onward chain
- Concierge, residents onsite Gym & Spa

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 4602.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 275 years from 20 Oct 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A wonderful opportunity to purchase in the sought after Dickens Yard development. The property offers two double bedrooms, two bathrooms, private terrace and no onward chain. Please call the Ealing branch to book in a viewing! for more information.

guide price **£725,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109728



Property Ref:
EAL109728 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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