



LONDON-TOKYO PROPERTY SERVICES LTD.

RESIDENTIAL SALES, LETTINGS & MANAGEMENT ESTATE AGENTS EST 1987



Vista House, Dickens Yard, Longfield Avenue, W5



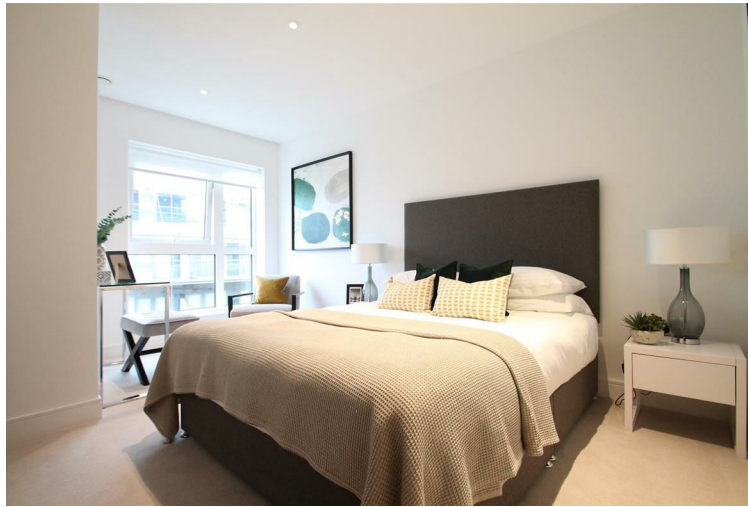
A stunning eighth floor, three bedroom contemporary apartment with large balcony with far reaching views, plenty of natural sunlight. The apartment benefits from three double bedrooms, two bathrooms, open plan kitchen and underground parking space. Dickens Yard is located in the heart of Ealing and benefits from 24hr concierge service, gym, spa and swimming pool. The development is highly regarded. The apartment is currently rented out on a long term let, thus making it is an ideal property investment.

3 Bedrooms : 2 Bathroom : 1 Reception : EPC Rating B

£1,300,000 Leasehold

SUBJECT TO CONTRACT

Central London Branch: 115 Baker Street, London, W1U 6RT
020 7042 9477 sales@london-tokyo.co.uk



Terms & Conditions:

Price: £1,300,000 Subject To Contract

Tenure: Leasehold

Ground Rent: £ 375p.a.

Service Charge: £ 8,830.64p.a.

Lease Length: 234 years remaining approx.

Council Tax Band: G

EPC Rating: B

Viewings:

All viewings are by appointment only

T: 020 7042 9477

E: sales@london-tokyo.co.uk

W: <https://www.london-tokyo.co.uk>

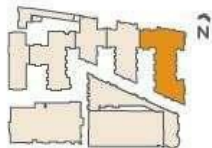
Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of.

APARTMENT 658

VISTA APARTMENTS



WEST
VIEW

APARTMENT SIZE	114.1 sq m	1228 sq ft
LIVING/DINING	6.72m ² x 6.27m	22'0" x 20'7"
KITCHEN	2.39m ² x 3.63m	7'10" x 12'0"
BEDROOM 1	4.53m ² x 3.37m	14'10" x 11'1"
BEDROOM 2	4.31m ² x 3.35m ²	14'2" x 11'0"
BEDROOM 3	4.31m ² x 2.95m	14'2" x 9'8"
BALCONIES	10.6 sq m	114 sq ft

* Despite excellent orientation



NORTH
VIEW

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Furniture not supplied and for indicative purposes only.

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	86	86
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		