



Fitzroy House, Longfield Avenue, London W5 2QY

welcome to

Fitzroy House, Longfield Avenue, London

This modern third-floor apartment is set within the prestigious Dickens Yard development, one of Ealing Broadway's most sought-after residential addresses. Stylishly presented throughout, the property offers contemporary living in the heart of the town centre, with the added benefit of no onward chain.

The accommodation features a spacious 24ft open-plan reception room and modern fitted kitchen, complete with integrated appliances and direct access to a private south-facing balcony, providing an ideal space for entertaining or relaxing while enjoying open views. There are two well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes, alongside a contemporary family bathroom and a practical utility/laundry room.

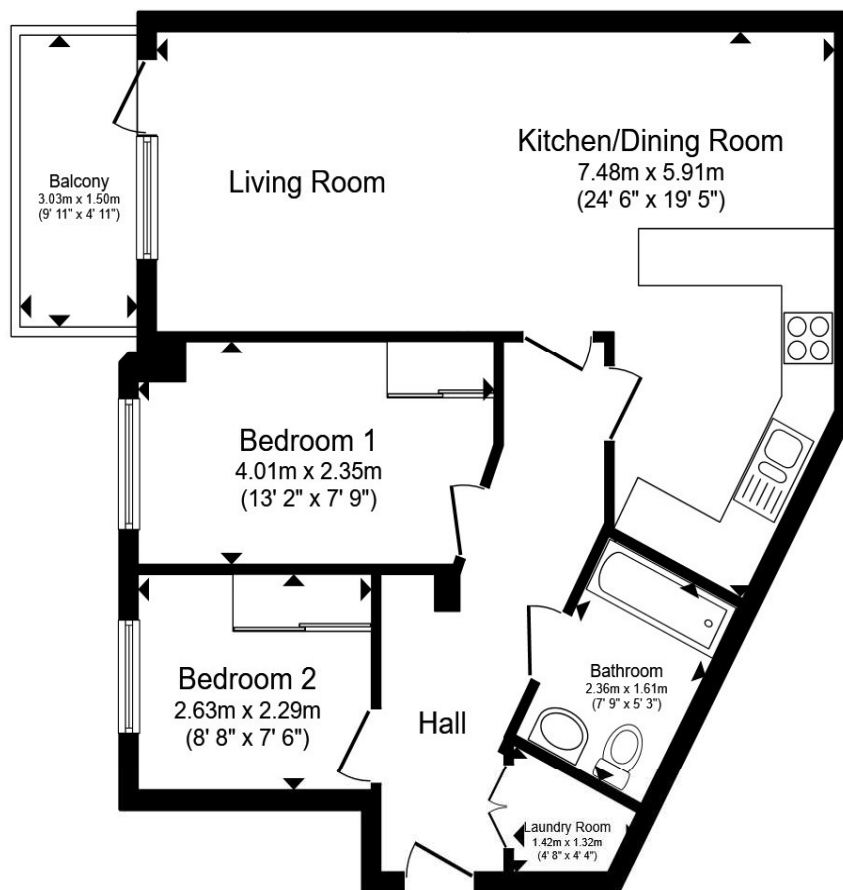
Residents of Dickens Yard enjoy access to a range of premium facilities, including beautifully landscaped communal gardens, a secure video entry system, lift access, a 24-hour concierge service, an exclusive residents' gym and spa, and well-maintained communal areas.

Perfectly positioned in the centre of Ealing Broadway, the development is just moments from an excellent selection of restaurants, cafés, bars, shops and the popular Filmworks picture house.

Ealing Broadway Station is only a short walk away, offering superb transport connections via the Elizabeth Line, Central Line, District Line and Great Western Railway services, providing fast access into Central London, Heathrow Airport and beyond.



Agent Notes



3rd Floor

Total floor area 60.0 m² (646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Fitzroy House Longfield Avenue, London

- Third floor, two-bedroom apartment situated in the popular Dickens Yard Development.
- Private south-facing balcony + residents landscaped gardens.
- Secure intercom/video entry and lifts + 24-hour concierge/estate management.
- Residents Only Gym, Swimming Pool & Spa Facilities within Dickens Yard Development.
- Excellent transport links (Central line, District line, Great Western Rail & Elizabeth line).

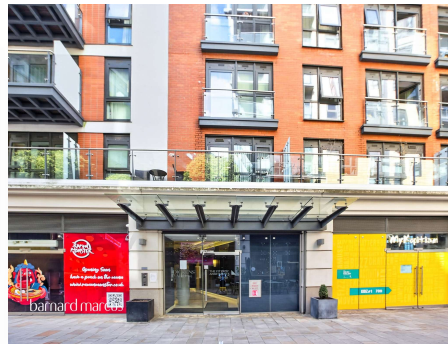
Tenure: Leasehold EPC Rating: B Council Tax Band: E

Service Charge: 6000.00 Ground Rent: 125.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110172



Property Ref:
EAL110172 - 0006

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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