



Longfield House, Uxbridge Road, London, W5 2SR

Welcome to

Longfield House Uxbridge Road, London

This turnkey, top floor modern apartment forms part of an Art Deco building, positioned at the rear of the property, it provides peaceful living in the heart of Ealing Broadway, moments from excellent transport links and local amenities.

Beautifully presented throughout, the 5th floor apartment features a bright and airy reception room with a large window and double French doors opening onto a south-west facing balcony, enjoying wonderful views and an abundance of natural internal light. The flat comprises a separate kitchen with newly fitted (1 year) designer appliances, a generous bedroom currently arranged with a king-size bed and fitted wardrobes, and a well-appointed family bathroom.

Further benefits include allocated off-street parking and a long, newly extended 175-year lease. The building is Right To Manage with no ground rent, and offers a residents' lift, a phone entry system that can be operated via your mobile, and secure residents' bike storage to the rear.

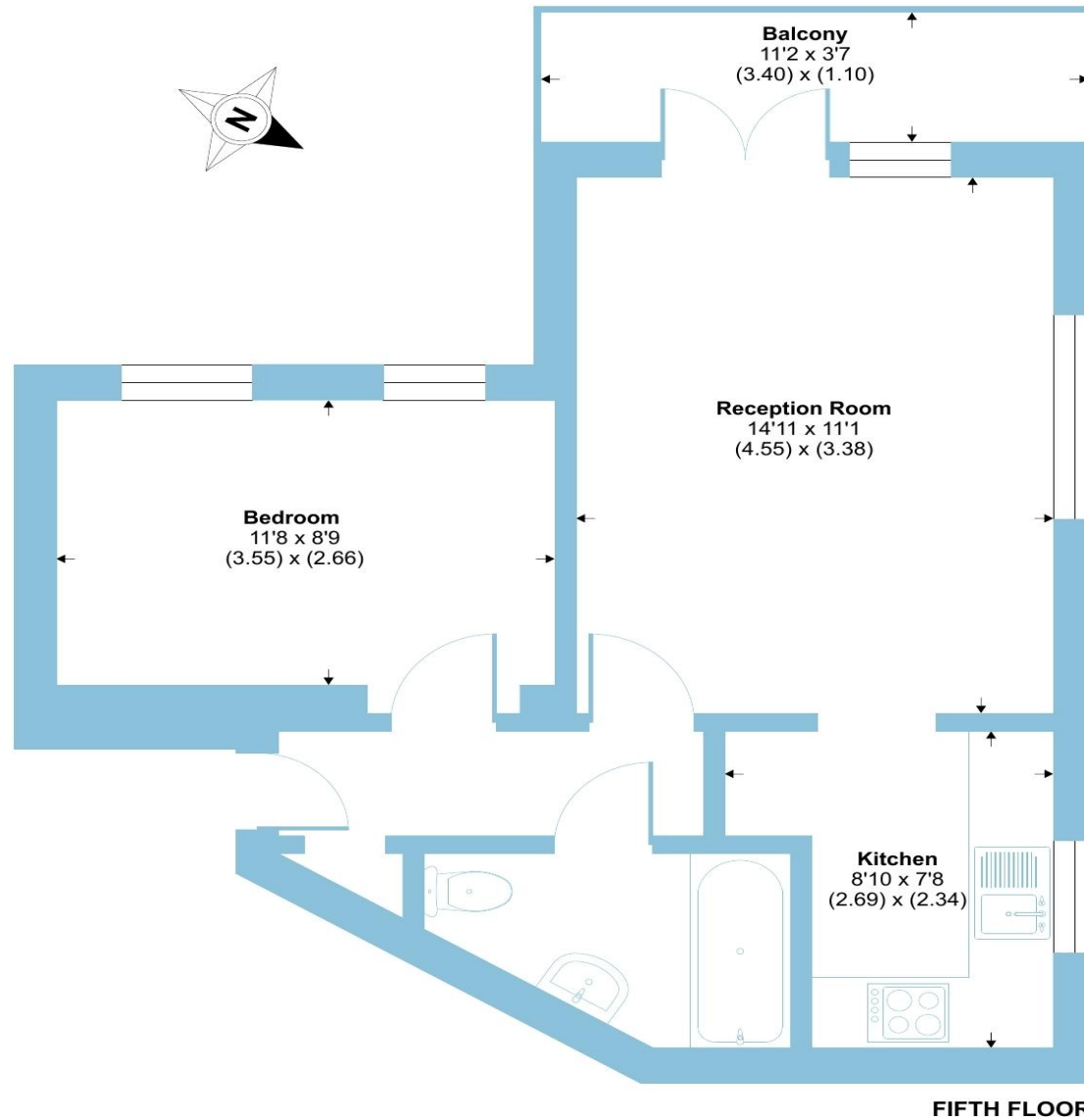
Longfield House is ideally located a stone's throw from a wide variety of restaurants, bars and cafés, the popular Ealing Broadway Shopping Centre and the Filmworks cinema. Ealing Broadway station is a short walk away, providing access to the Central and District lines, Great Western Railway services and the Elizabeth line. Ealing is renowned for its green spaces, with the picturesque Walpole Park and Lammas Park both conveniently close by.



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Approximate Area = 413 sq ft / 38.3 sq m

For identification only - Not to scale



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Longfield House Uxbridge Road, London

- Well presented, Top floor (5th), one bedroom apartment in central Ealing Broadway
- Private south -west facing balcony with views
- Allocated parking space + visitors parking
- Extended lease + no ground rent
- Entry phone system & residents lifts

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3094.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 195 years from 25 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A fifth-floor modern apartment flat, offering a private balcony, a parking space, a long lease and no chain, an ideal purchase for a first-time buyer or investor due its fantastic location, internal condition & benefits. Please call the Ealing branch today for more information and to arrange a viewing

guide price **£350,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109897



Property Ref:
EAL109897 - 0007

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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