



For Sale

Apartment

Fitzroy House | Longfield Avenue | W5

Offers In The Region Of £650,000
| Leasehold

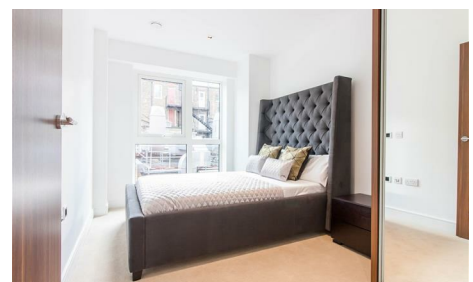
1 Receptions | 2 Bedroom | 2 Bathroom

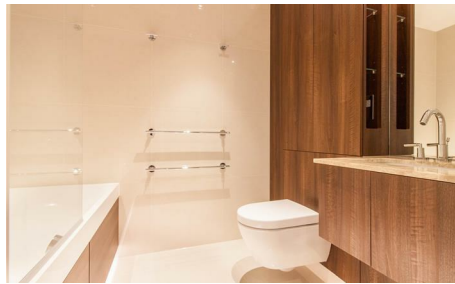
- Two Double Bedroom Apartment
- Two Bathrooms
- Open-Plan Kitchen & Reception
- Balcony
- 24hr Concierge
- Residents' Gym, Sauna & Swimming Pool
- Restaurants & Shops On Site
- 0.3 Miles to Ealing Broadway Station
- Leasehold (234 Years Remaining)
- Local Authority: Ealing | Band E



Hawks

FREEDOM TO MOVE





Hawks presents this two double bedroom, two bathroom apartment at Fitzroy House, Dickens Yard, London, W5.

The apartment comprises an open-plan kitchen and reception room, two double bedrooms, two bathrooms, and a balcony. Gross internal floor area is approximately 624 sq ft. This new build development benefits from a 24-hour concierge service and a residents' spa and fitness suite with gym, sauna and swimming pool, along with restaurants and shops within the development.

The apartment is leasehold, with 234 years remaining on the lease, an annual ground rent of £250 and an annual service charge of £6,000. Council Tax Band E (London Borough of Ealing).

Ealing Broadway station is approximately 0.3 miles away (around an 8-minute walk).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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