



HELLIWELL & Co.

Dickens Yard, Longfield Avenue, W5

Guide Price £1,600,000





Dickens Yard Development - Purpose Built – Luxurious Apartment - Bright and Modern – Three Double Bedrooms – Open Plan Reception – Integrated Kitchen – Three Stylish Bathroom / Shower Rooms – Three Balconies – Stunning Views.

Set within the Dickens Yard Development, this luxurious, bright and spacious, modern apartment benefits from three private balconies and has a 24-hour concierge. The property has an impressive open reception room, with space for dining / entertaining and a kitchen featuring integrated appliances, a master bedroom with built in wardrobes, its own private en suite bathroom and a walk-in wardrobe, two further double bedrooms, one of which has a trendy en suite and an additional family bathroom. Further benefits include three balconies with stunning views, double glazing, an onsite residents' gym, a swimming pool and a spa.

Situated in a popular residential location, Skyline House is ideally located for access to Ealing Broadway's tube station (Central and District lines, mainline and future Crossrail), shopping centre and multiple local shops, bars and restaurants. The beautiful open spaces of both Lammas and Walpole parks are also close by.



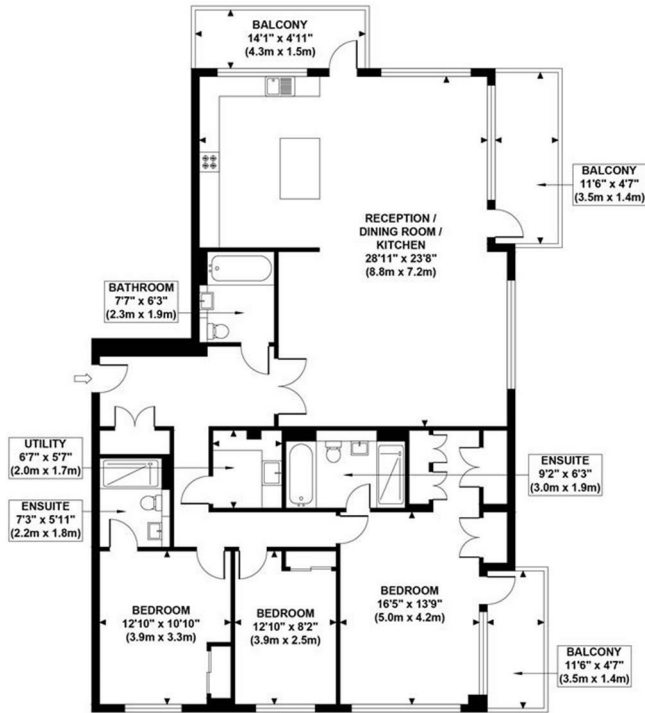
- Dickens Yard Development
- Purpose Built
- Luxurious Apartment
- Bright and Modern
- Three Double Bedrooms
- Open Plan Reception
- Integrated Kitchen
- Three Stylish Bathrooms
- Three Balconies with Views



HELLIWELL & CO.

SKYLINE HOUSE

Approximate Gross Internal Area
1521 sq ft / 141.30 sq m



**SEVENTH FLOOR
GROSS INTERNAL
FLOOR AREA 1521 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	