



# An outstanding two bedroom apartment in Dickens Yard

Vista House, Dickens Yard, Longfield Avenue, London, W5 2BT

Leasehold



**Open-plan sleek fitted kitchen •  
Bright reception room • Two double  
bedrooms • Stylish bathroom •  
Private balcony • Underground  
parking**

**Local Information**

Designed by leading urban architects John Thompson and Partners, Dickens Yard offers an exhilarating lifestyle with effortless convenience in the centre of Ealing. The public spaces are well-planned, and are designed to attract quality retailers, bringing an exciting shopping and leisure experience to Dickens Yard. Being conveniently located for Ealing Broadway station, central London can be reached via the Central or District line and Westfield at Shepherds Bush is also easily accessible. Ealing Broadway will also be serviced by the much anticipated Crossrail service, which will dramatically reduce commuting time into central London with Bond Street expecting to be accessed within approximately 11 minutes. Ealing also boasts many local shops, bars, restaurants, parks and leisure facilities.

**About this property**

This modern two bedroom apartment is situated in the Vista House building on the popular Dickens Yard development which is perfectly located for accessing Ealing Broadway station and the other extensive amenities of central Ealing.

Situated on the sixth floor, the property boasts a corner position with pleasant far reaching views across Ealing and beyond. The

accommodation in brief comprises of a reception hall with storage. Stunning open-plan reception room with dining area, wood flooring and floor to ceiling windows which allow excellent natural light into the room. There is also a fitted modern kitchen with integrated appliances, two double bedrooms with storage space, en-suite to the principle bedroom and a sleek family bathroom. There is also a generous balcony with double aspect, accessed via the reception room.

The development also boasts superb communal areas and reception with 24-hour concierge, underground parking space and a residents' Spa, well equipped Gym and Swimming Pool with Sauna. The amenities and service within the development really do represent the ultimate in five star living.

**Tenure**

Leasehold

**Energy Performance**

EPC Rating = B

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Ealing Office.  
Telephone: +44 (0) 208 018 7100.



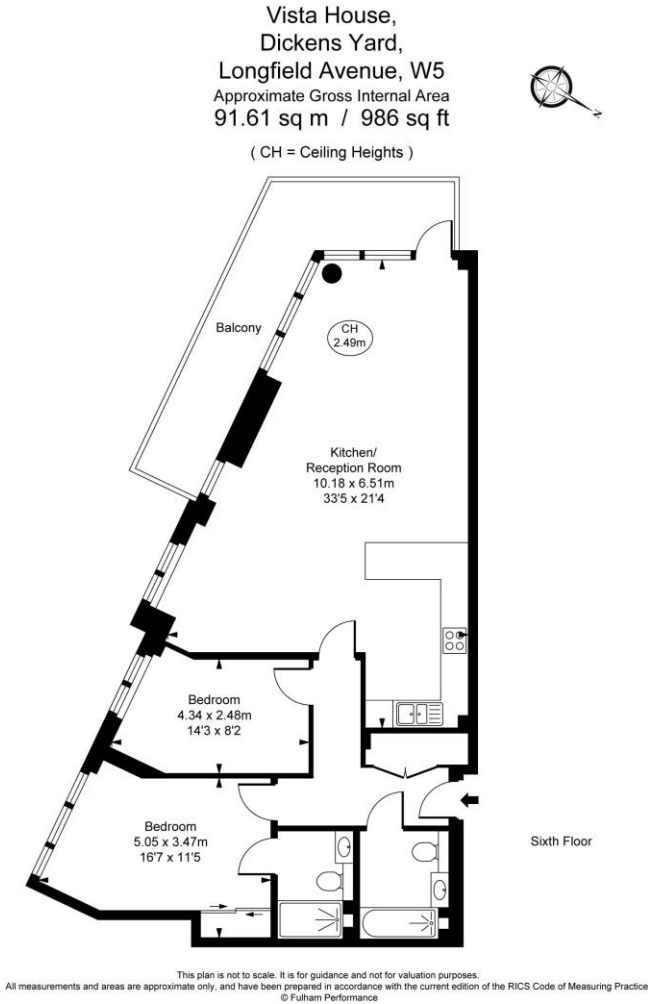





Vista House, Dickens Yard, Longfield Avenue, London, W5  
Gross Internal Area 986 sq ft, 91.6 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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