









 3 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current D

Helliwell & Co are pleased to present this spacious flat, located within one of Ealing's notable Art Deco buildings in the heart of Ealing Broadway.

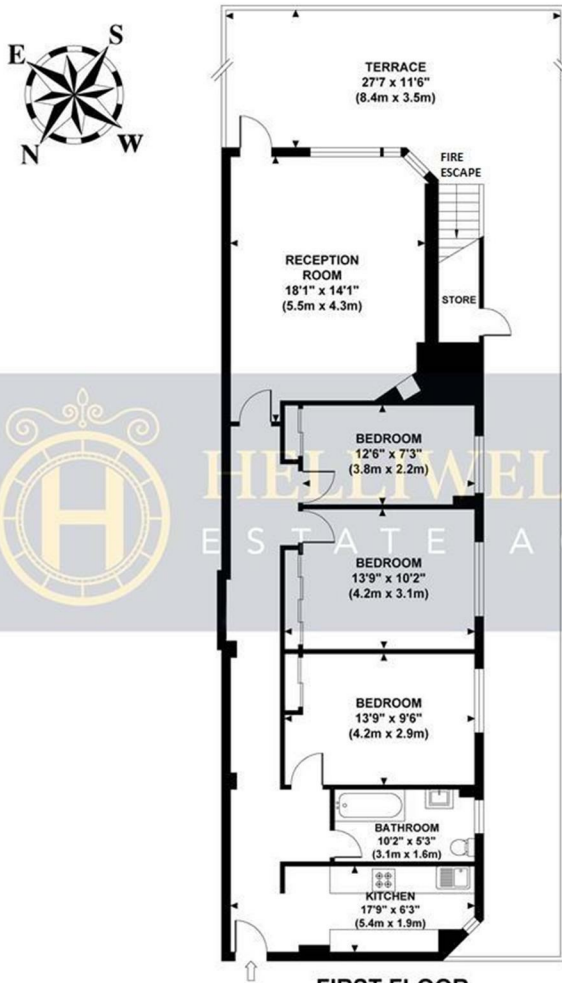
Located on the first floor, entry is via a wide hallway, leading to the fully fitted kitchen and three double bedrooms. To the rear of the property is a bright and airy south-facing sitting room with access directly onto a wrap round terrace. In addition, there is a family bathroom with modern three piece suite. The property further benefits from wooden flooring throughout, gas central heating, double glazing and underfloor heating in the kitchen and bathroom.

Longfield House is excellently located for access to Ealing Broadway's tube station (Crossrail, Central and District lines and mainline), shopping centre and multiple local shops, bars and restaurants. The beautiful open spaces of both Lammas and Walpole parks are also close by.

- Three Bedroom Flat
- Recently Refurbished
- Centrally Located
- Service Charge: £4,000 per annum
- Council Tax Band: D
- Large South Facing Terrace
- Double Glazing
- Leasehold: 88 Years
- Ground Rent: £180.00 per annum



**LONGFIELD HOUSE**  
Approximate Gross Internal Area  
973 sq ft / 90.4 sq m



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 973 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.

