



Leslie  
& Co.

QUARTZ HOUSE, DICKENS YARD, EALING, W5

Guide Price: **£1,000,000**



Leslie & Co





## About the property

What the owner loves:

We have absolutely loved living in Dickens Yard. The lifestyle and social community are second to none, and it has been a fantastic place to live. We will miss the flat enormously, particularly the stunning sunrise views overlooking the church. It holds many happy memories and will always have a special place in our hearts.

There are only four flats on our floor, which creates a peaceful and private atmosphere. The neighbours are friendly and welcoming, both on our floor and throughout the building, with the community mainly consisting of professionals and young families. The sound insulation is excellent, and we rarely hear any noise from neighbouring apartments, making it a very quiet and comfortable place to live.

We were initially very attracted to the central location and the convenience of having everything on our doorstep.

## Key features

- Quartz House, the newest tower within Dickens Yard
- Approximately 1,000 sq ft of internal accommodation
- Large private terrace with views towards Christ the Saviour Church
- Two generous double bedrooms
- Principal bedroom with en suite shower room
- Open-plan kitchen, living and dining space measuring over 22ft
- Family bathroom and separate utility cupboard
- Secure underground parking
- 24-hour concierge, residents' gym, swimming pool and spa

## Material information

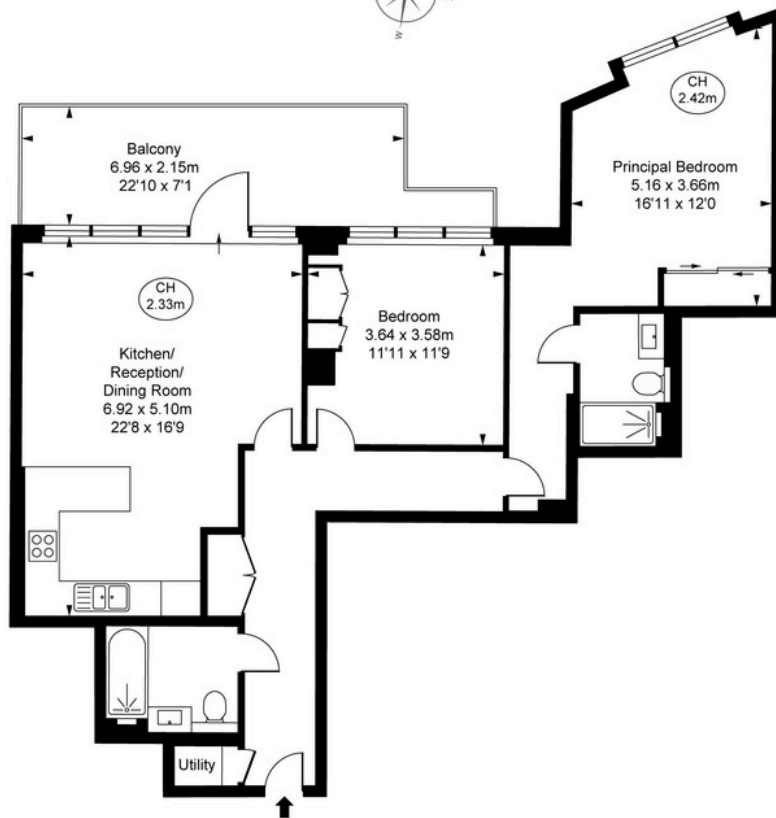
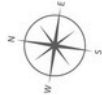
- Tenure - Leasehold
- Council Tax Amount - £2614.00 (Band E)
- Guide Price - **£1,000,000**
- Lease Start Date - 01/01/2018
- Lease Duration - 999 years
- Lease Years Remaining - 990 years
- Service Charge - £7000.00 yearly
- Ground Rent - £600.00 yearly





**Quartz House Dickens Yard,  
 New Broadway, W5**  
 Approximate Gross Internal Area  
 91.32 sq m / 983 sq ft

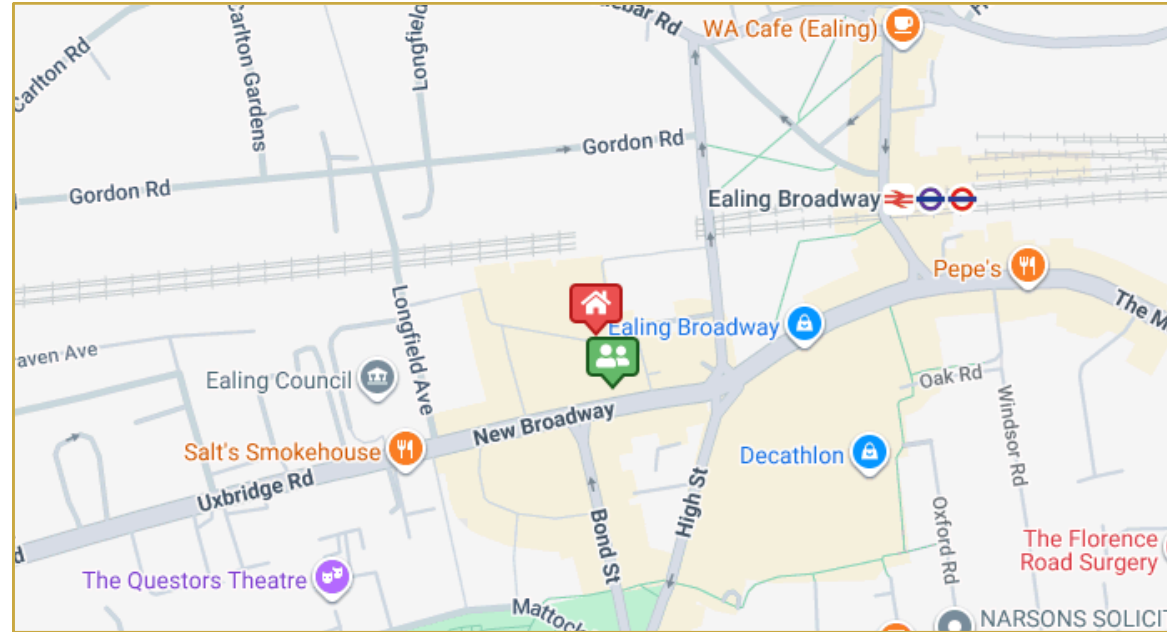
( CH = Ceiling Heights )



Fourth Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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**Key Facts for Buyers**



**Buyer Information Pack**

