



# Filmworks Walk, Ealing, W5

Price Reduced to: £525,000

Benham  
& Reeves



# Filmworks Walk, Ealing, W5

🛏 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A luxurious one bedroom apartment located on the second floor of the highly sought after Filmworks development W5. Spanning an approximate 575 square feet internally, this apartment comprises of a large living/dining area with wood effect timber flooring throughout, private balcony leading out from the reception room with western views and a fully fitted bespoke kitchen with integrated Bosch appliances such as fridge/freezer, oven, electric hob, microwave and dishwasher.

This well-presented apartment offers a large and spacious bedroom with carpet finish and fitted wardrobe with extra storage space around. This property also includes a modern finished three-piece family bathroom, video entry phone system and under-floor heating in the living room, kitchen, hallway and bedroom.

Filmworks offers contemporary living for residents in the heart of Ealing. This development is surrounded by a mix of restaurants, bars and eight-screen cinema in Ealing's open piazza. Filmworks has been designed with art deco-inspired interiors with a concierge to welcome their residents. Bogart House, Filmworks is moments away from Ealing Broadway Station and easy access towards Central London and Heathrow Airport.





## Property Features:

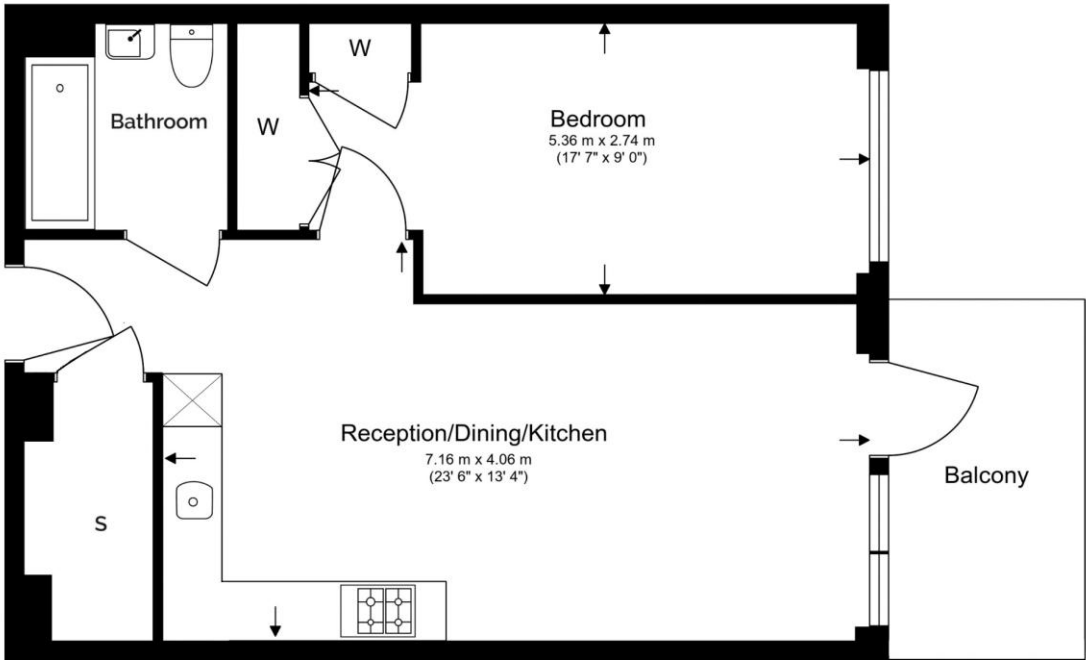
- Stylish One Bedroom Apartment
- 575 Square Feet (Approx.)
- Second Floor
- West Facing Aspect
- 24 Hour Concierge
- Eight-Screen Cinema, Café & Bar
- Ealing Broadway Station (Elizabeth Line)
- Chain Free



2nd Floor

Total Gross Internal Area

53.4 Sq/m - 575 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold  
Expires 12/12/3018  
Approximately 994 Years Remaining

Ground Rent: £225.00 (per annum)  
For the year of 2025

Service Charge: £3,007.60 approx. (per annum)  
For the year of 2025

Anticipated Rent: £2,500.00 pcm  
Approx. 5.7% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240170

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W: [www.benhams.com](http://www.benhams.com)

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