



## Filmworks Walk, Ealing, W5

Asking Price: £980,000

 Benham  
& Reeves



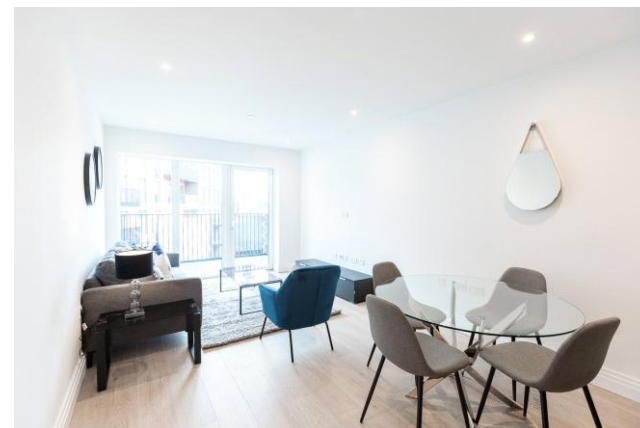
# Filmworks Walk, Ealing, W5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEA240072

Located on the fifth floor is this luxurious two bedroom, two bathroom apartment. The property spans an impressive 895 square foot (Approx.) of contemporary living space and boasts a bespoke kitchen with composite stone worktops, tiled splashback, integrated shelving and Bosch appliances. This immaculate home offers timber-effect flooring with underfloor heating to living room, kitchen and hallway and carpet to the bedrooms. Both bedrooms are generously sized with bedroom one having the added benefit of built in wardrobes and ensuite shower rooms. The ensuite and family bathrooms offer art deco design and finishes with brushed gold legs to vanity unit, brushed gold towel rail with heated wall and brushed gold Hansgrohe brassware. Further benefits include a large private balcony overlooking New Broadway, colour video door entry phone system with link to concierge, and cycle storage.

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.

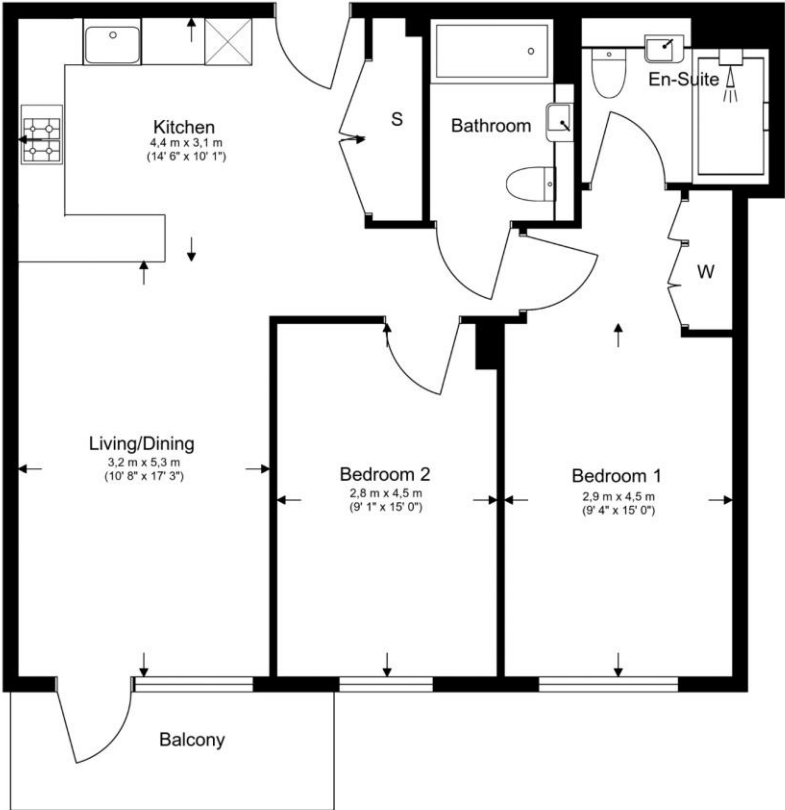




## Property Features:

- Luxury Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- 895 Square Feet (Approx.)
- North East Aspect
- 24 Hour Concierge
- Eight-Screen Cinema, Café & Bar
- Ealing Broadway Station (Elizabeth Line)

5th Floor  
Total Gross Internal Area  
83.2 Sq/m - 895 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                                   | 86                      | 86        |
| (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.

|                   |  |
|-------------------|--|
| Asking Price:     | £980,000   |
| Tenure:           | Leasehold<br>Expires 11/12/3018<br>Approximately 993 Years Remaining |
| Ground Rent:      | £300.00 (per annum)<br>For the year of 2025                          |
| Service Charge:   | £4,456.60 approx. (per annum)<br>For the year of 2025                |
| Anticipated Rent: | £3,300.00 pcm<br>Approx. 4.0% Yield                                  |

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240072

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