



Filmworks Walk, Ealing, W5

Asking Price: £1,400,000

 Benham
& Reeves

Filmworks Walk, Ealing, W5

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Ref: BEA220840

Set on the sixth floor of the trendy Bogart House is this three bedroom premier spec apartment. The property spans an impressive 1635 square foot (Approx.) of luxury living space and boasts an enhanced fitted kitchen with freestanding feature island, composite stone worktop and splashback and integrated Siemens appliances including a wine cooler. This immaculate home offers engineered timber flooring to living room, kitchen and hallway and silk touch carpet to the bedrooms. All three bedrooms are generously sized with bedroom one and two 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 roof terrace 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:

- Premier Spec Three Bedroom Apartment
- Three Bathrooms
- 1635 Square Feet (Approx.)
- Sixth Floor
- Large Private Roof Terrace
- 24 Hour Concierge Service
- Ealing Broadway Station (Elizabeth Line)
- Eight-Screen Cinema, Café & Bar



Total Gross Internal Area
152.0 Sq/m - 1,635 Sqft



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: £1,400,000

Tenure: Leasehold
Expires 13/12/3017
Approximately 993 Years Remaining

Ground Rent: £350.00 (per annum)
For the year of 2024

Service Charge: £7,186.00 (per annum)
For the year of 2024

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA220840

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

