



Filmworks Walk, Ealing, W5

Asking Price: £1,300,000

Benham
& Reeves

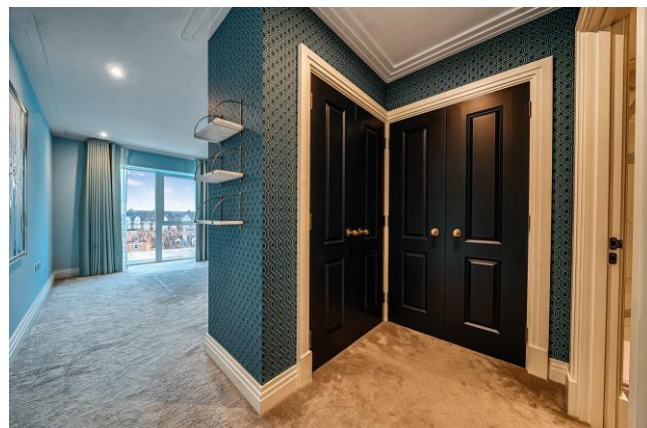
Filmworks Walk, Ealing, W5

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Set on the sixth floor of the trendy Bogart House is this three bedroom premier spec apartment. The property spans an impressive 1223 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 the historic Ealing Town Hall, 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.



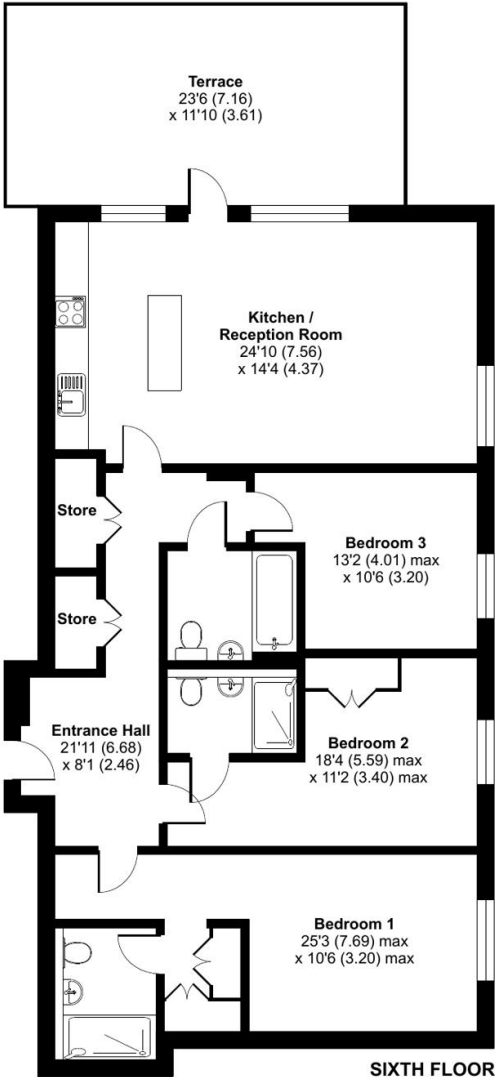


Property Features:

- Premier Spec Three Bedroom Apartment
- Three Bathrooms
- 1223 Square Feet (Approx.)
- Sixth Floor
- 258 Square Foot Roof Terrace (Approx.)
- 24 Hour Concierge Service
- Ealing Broadway Station (Elizabeth, Central & District Lines)
- Eight-Screen Cinema, Café & Bar

Bogart House, Filmworks Walk, Ealing, W5

Approximate Area = 1223 sq ft / 113.6 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 11/12/3018
Approximately 992 Years Remaining

Ground Rent: £375.00 (per annum)
For the period 01/10/2025 - 30/09/2026

Service Charge: £6,614.72 (per annum)
For the year of 2025

Anticipated Rent: £5,000.00 pcm
Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250251

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