



# Filmworks Walk, Ealing, W5

Price Reduced to: £548,000

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.



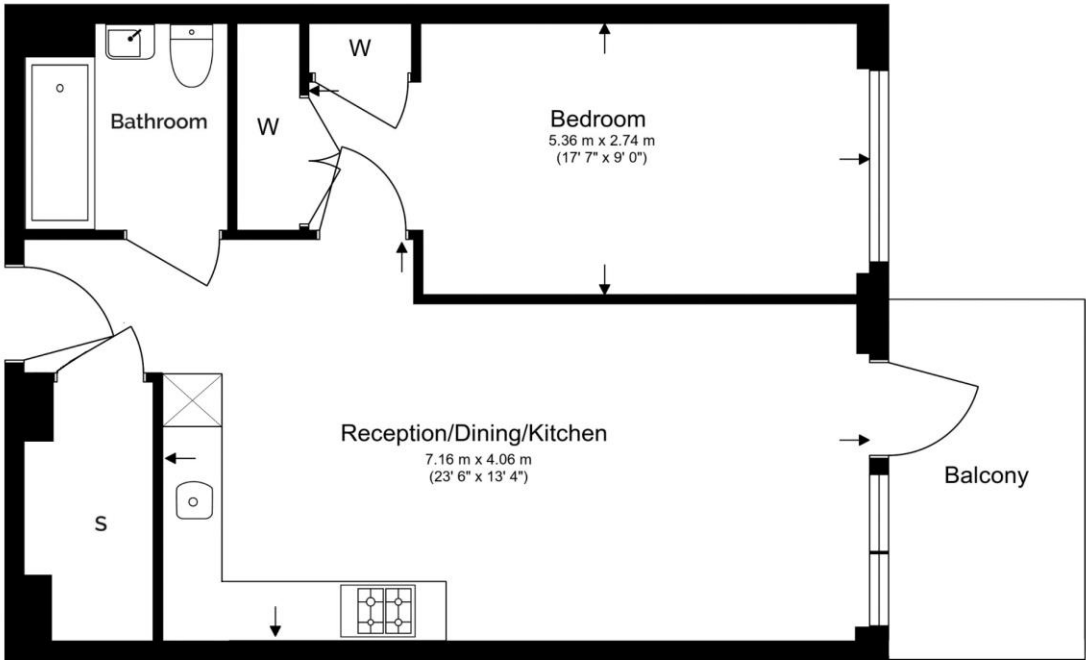


## Property Features:

- 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+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Price Reduced £548,000

to:

Tenure: Leasehold

Expires 12/12/3018

Approximately 994 Years Remaining

Ground Rent: £225.00 (per annum)

For the current terms of 2024.

Service Charge: £1,550.00 (per annum)

For the current terms of 2024.

Anticipated Rent: £2,500.00 pcm

Approx. 5.5% 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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