



**Bogart House Filmworks Walk, London W5 5BT**

**welcome to**

## **Bogart House Filmworks Walk, London**

Welcome to this exquisite, immaculate one bedroom apartment in the heart of Ealing Broadway, situated within the prestigious, historic Filmworks development. Offering the ultimate in modern luxury, this apartment is perfect for those seeking stylish urban living with premium amenities at their doorstep.

This fourth-floor apartment boasts high-end luxury fittings throughout, providing a sleek, contemporary finish. The property offers a 22' open-plan stylish modern kitchen and living room with integrated appliances and doors onto the private balcony, a good size double bedroom with two useful deep cupboards, a contemporary bathroom, and a useful utility room/cupboard.

Residents of this exclusive development enjoy the added convenience of a concierge service, ensuring security and assistance when needed. Located in the centre of Ealing Broadway, you'll have access to excellent transport links, including the Elizabeth line, as well as the Filmworks picture house, a vibrant array of shops, restaurants, and entertainment right on your doorstep.

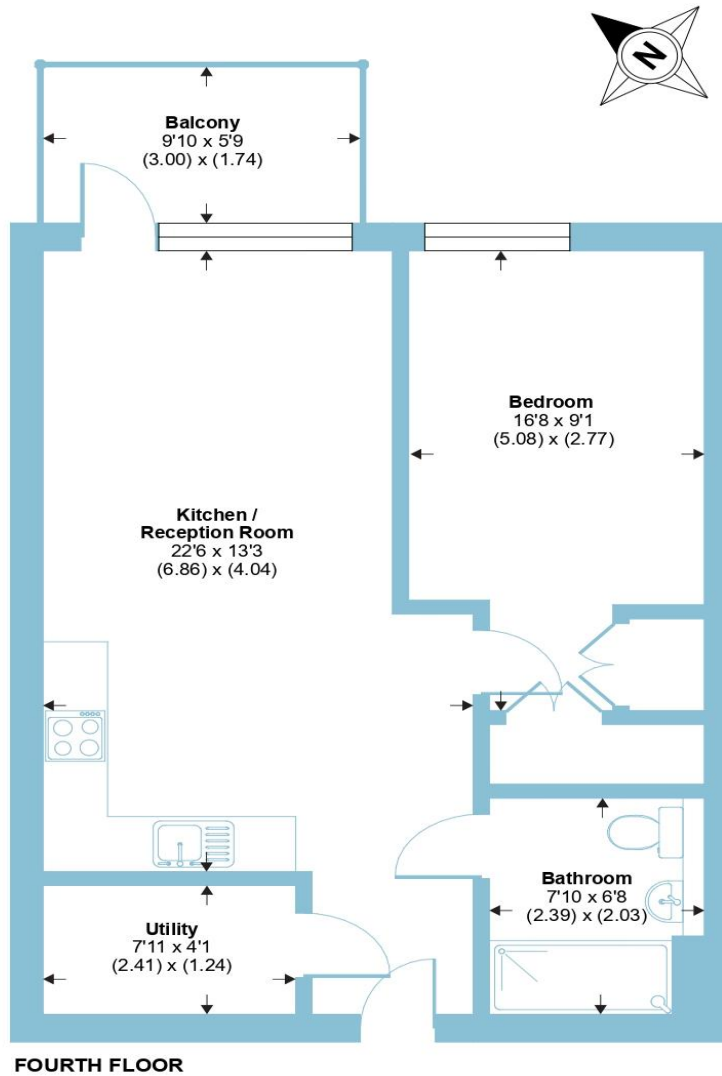
The property is moments away to Ealing Broadway's popular retail shopping centre, a good selection green open spaces and nearby parks such as, Walpole Park, Gunnersbury Park and Hanger Hill Park & Golf course. Ealing Broadway tube station. The A40 and North Circular are also easily accessible.



# Filmworks Walk, London, W5

Approximate Area = 567 sq ft / 52.7 sq m

For identification only - Not to scale



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## Bogart House Filmworks Walk, London

- Fourth floor Luxury apartment
- Situated in the Iconic Filmworks development
- Private balcony with Ealing views
- Filmworks Picture house
- Luxury fittings throughout
- Excellent nearby transport links including the sought after Elizabeth line

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**Offers in excess of £575,000**

Luxury, fourth floor modern apartment with a private balcony, in the Iconic Filmworks Development, combining modern luxury with a historic location, offering the perfect balance of style, comfort, and convenience in one of West London's most exciting developments. Please call the Ealing branch today for more information and to arrange a viewing!



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Please note the marker reflects the postcode not the actual property



Property Ref:  
EAL109348 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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