



Bogart House, Filmworks Walk, London, W5 5BT

£775,000

"THE FILM WORKS" LOCATED IN THE HEART OF EALING ON NEW BROADWAY MINS FROM SHOPS, RESTAURANTS, BARS AND OF COURSE THE NEW CINEMA! EVERYTHING IS ON THE DOOR STEP OF THIS LUXURY NEW BUILD 2 BED 2 BATH APARTMENT

This 3rd floor art deco inspired two bed two bath apartment is set over 734 square feet and comprises a bright and spacious reception room with access to an East facing balcony, open plan fully fitted kitchen, master bedroom with built in storage and En-suite. The second bedroom which is also a double has use of the luxury bathroom located off the hallway

3 Stations are within walking distance all within Zone 3, Ealing Broadway is 0.6km away offering travel on the District line , West Ealing station is 1km away offering over ground services to London Paddington and South Ealing which is 1.4km away offers travel on the Piccadilly line

Service charge £4030 per annum
 Ground rent £300 per annum
 Lease: 994 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- THE FILMWORKS
- 2 DOUBLE BEDS, 2 BATHS
- MINS FROM 3 STATIONS
- 734 SQUARE FEET
- 8 SCREEN CINEMA & CONCIERGE
- ART DECO STYLE
- EAST FACING BALCONY
- LOCATED ON NEW BROADWAY
- SHOPS, BARS & RESTAURANTS

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RECEPTION ROOM



RECEPTION ROOM



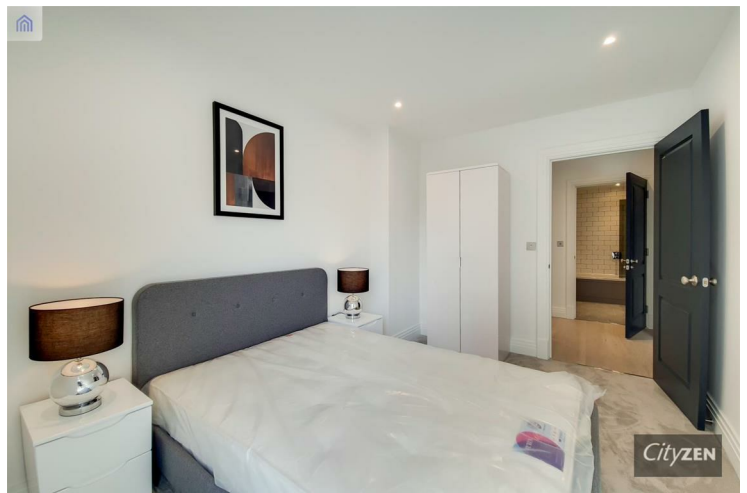
KITCHEN



BEDROOM



FILMWORKS



BEDROOM

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BEDROOM



BOGART HOUSE



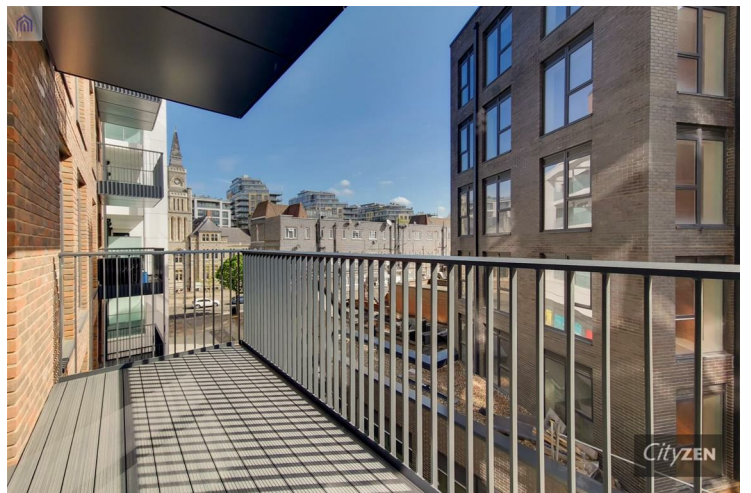
BATHROOM



BEDROOM



EN-SUITE

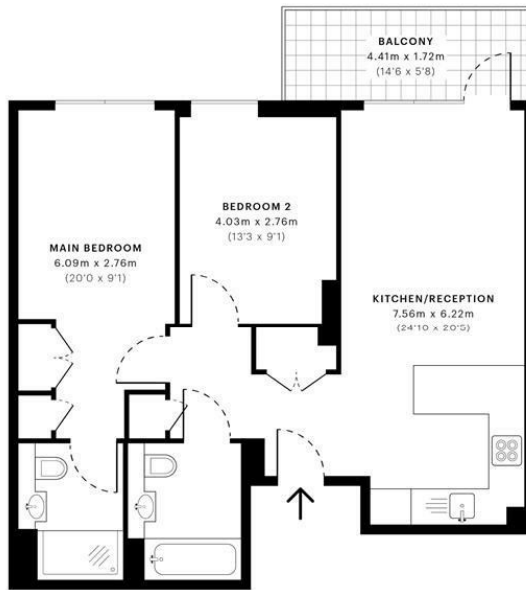


BALCONY

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VIEW FROM BALCONY



— Third Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property 68.22 sqm / 734.31 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and structural features Includes swimming pools, restricted head height 64.73 sqm / 696.75 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 7.39 sqm / 79.55 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.9m 0.00 sqm / 0.00 sqft</p>
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<p>spec Verified</p>	<p>RICS Certified Property Measure</p>	<p>Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.</p>	<p>IPMS 3B RESIDENTIAL 75.32 sqm / 810.74 sqft IPMS 3C RESIDENTIAL 72.52 sqm / 780.60 sqft</p>
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wrc id: 6092a66c887120e1f033d42



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.