



Let **UK** Home

2 Bedrooms

W5 5BT

Located in London

£775,000



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Bogart House, Filmworks Walk, London, W5



Let UK Home are excited to offer this spectacular two-bedroom apartment in the heart of Bogart House part of the Filmworks. Property Reference: LUH 916

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a balcony, two bright bedrooms (master with ensuite-fitted wardrobe) and one modern bathroom.

This development includes concierge service, reception hall, elevator and corridor. Each unit has a secure door locking system and a color video door phone, connected to the concierge, and equipped with a closed-circuit television security system.

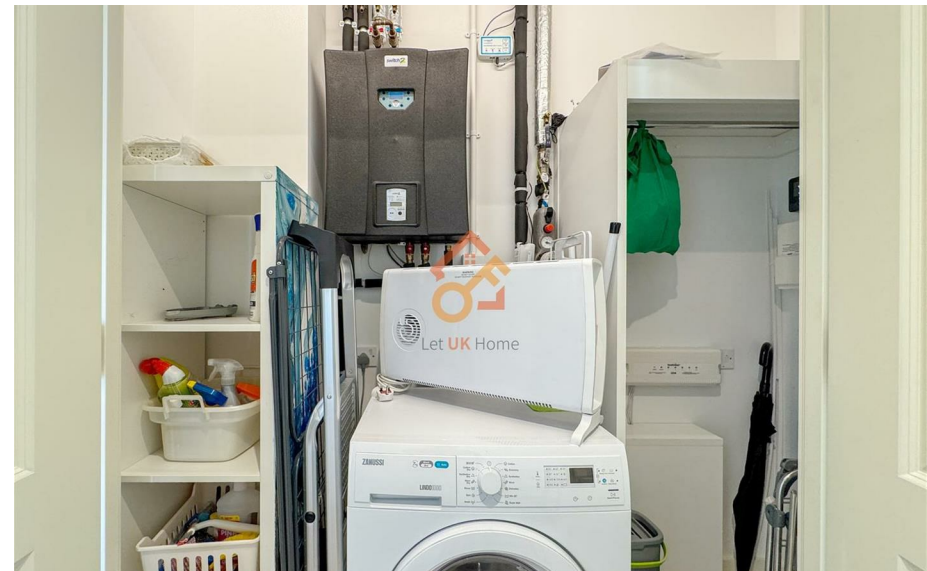
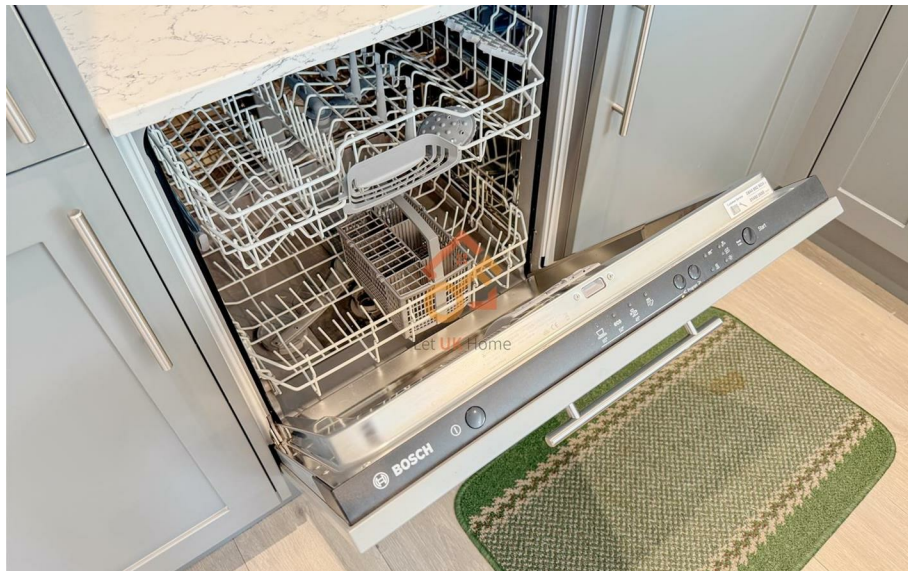
Filmworks is a short walking distance from Ealing Broadway Underground Station, which offers Central Line, District Line and National Rail services. Local bus routes are also readily accessible, and the National Rail provides fast connections to Paddington Station and Heathrow Airport. The Elizabeth Line runs directly from Filmworks to Oxford Street and Bond Street, with swift journeys available to Canary Wharf as well.

Ealing is a traditional high-quality school district in London, surrounded by educational resources. From Filmworks, you can walk to the Ealing campus of the University of West London. Many excellent private schools in London are also located nearby, including the world-renowned Harrow School, St. Benedict's School and Durston House School. In addition, you can quickly reach many famous universities by rail transit.

The development was built by a well-known architectural design team and is well-loved by the public. Various living and entertainment facilities are cleverly distributed around the central open-air square, including Picture House Cinema, shops, restaurants and bars. There are also many sports fields and trails with green trees everywhere nearby. Walking here, you can feel close to nature.

- 5th Floor
- Video Entry & Lifts & CCTV
- Walk to Tube Station
- EPC Rating: B

- Concierge Service & 24h Security
- Ealing
- Walk to Ealing campus of the University of West London





Total floor area 68 square metres



Let **UK** Home

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Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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