



Let **UK** Home

1 Bedrooms

Flat

Located in London

£2,400 Per Month



info@letukhome.co.uk

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

01795 358 886



Filmworks Walk London

W5 5BT



Let UK Home are excited to offer this spectacular one-bedroom apartment in the heart of Bogart House part of the Filmworks.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a balcony, one bright bedroom with fitted-in wardrobe and one modern bathroom. A virtual viewing is provided.

This apartment includes concierge service, reception hall, elevator and corridor. Each unit has a secure door lock system and a door with a cat's eye, a color video door phone system, connected to the concierge service, and equipped with a closed-circuit television security system.

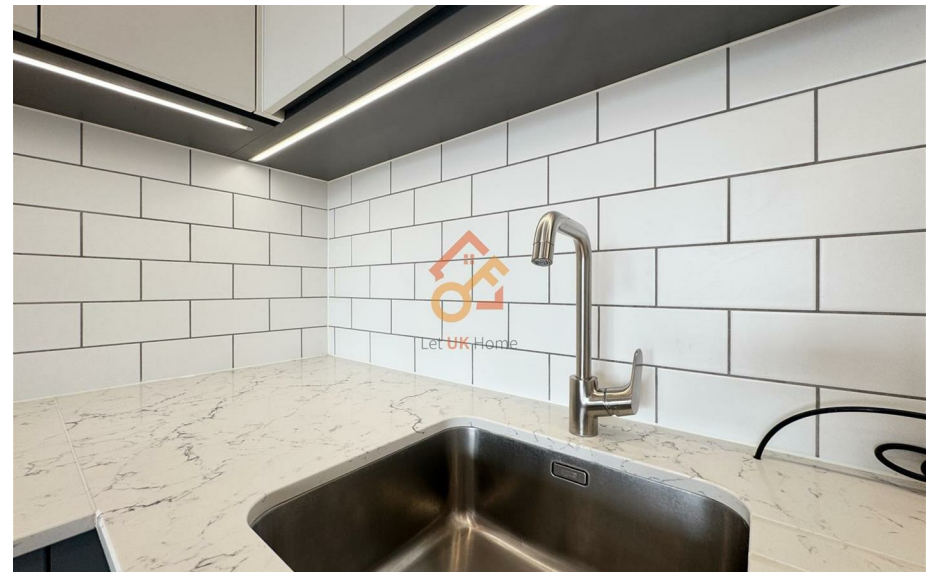
Ealing is a traditional high-quality school district in London, surrounded by educational resources. From Filmworks, you can walk to the Ealing campus of the University of West London. Many excellent private schools in London are also located nearby, including the world-renowned Harrow School, St. Benedict's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

Walking distance to Ealing Broadway Tube Station, where you can catch the Central, District, and Main lines. Plus, bus services are right nearby. You can quickly get to Paddington and Heathrow Airport via the overground. Taking the Elizabeth Line gets you to Oxford Street and Bond Street, and Canary Wharf is also really easy to reach.

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- 4th Floor
- 24h Security
- Virtual Viewing Available
- Walk to the Ealing campus of the University of West London
- EPC Rating: B
- Concierge Service
- Private Balcony
- Ealing Broadway
- Walk to Ealing Broadway Tube Station



**BOGART HOUSE
APARTMENTS**

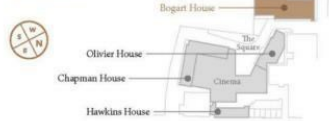
APARTMENT	-1 BEDROOM	58.9 sq m	634 sq ft
Living/Dining	3.3m x 3.2m	11'0" x 10'4"	
Kitchen	4.1m x 3.1m	13'6" x 10'0"	
Bedroom	3.9m x 2.8m	12'9" x 9'0"	
Balcony	8.7 sq m	94 sq ft	



**BOGART HOUSE
APARTMENTS**

FOURTH FLOOR

SITE PLAN



FILAWORKS
EALING



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: D

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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