



Hawkins House, Bond Street, London, W5 5DF

Welcome to

Hawkins House, Bond Street, London

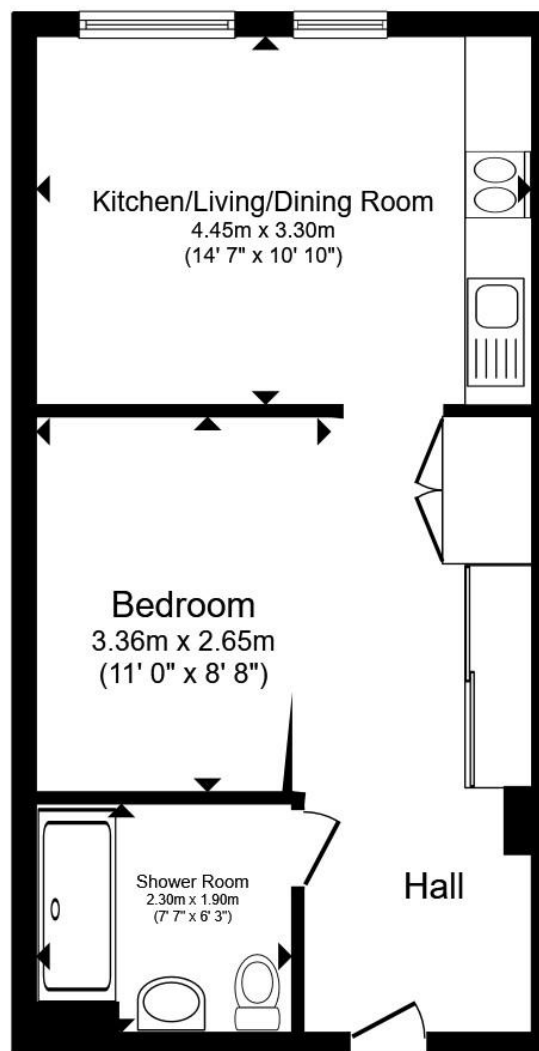
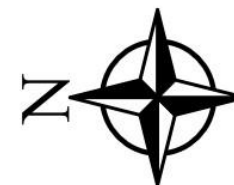
Welcome to this exquisite Manhattan apartment in the heart of Ealing Broadway, situated within the prestigious, historic Filmworks development. Offering the ultimate in modern luxury, this apartment is perfect for those seeking stylish urban living with premium amenities at their doorstep.

This first-floor apartment boasts high-end luxury fittings throughout, providing a sleek, contemporary finish. The open-plan living space is both bright and spacious with large windows creating an abundance of natural lighting, a separated double bedroom area, a generous entrance hall with a reading area, and double wardrobes ensuring a clutter-free environment.

Residents of this exclusive development enjoy a prestige lobby area in Hawkins House, secure video entry system, the added convenience of a 24-hour concierge service within the development 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 a short walk to Ealing Broadway's popular retail shopping centre, a good selection green open spaces and nearby parks such as, Walpole Park & Lammas Park, The A40 and North Circular are also easily accessible.





First Floor

Total floor area 39.6 m² (427 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Filmworks Picture House
- First floor, Manhattan apartment
- Situated in the iconic Filmworks development
- Residents lobby and secure video entry system
- Luxury fittings throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3200.00

Ground Rent: 150.00

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.

Luxury Manhattan first floor apartment in the Iconic Filmworks Development (full ownership), 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!

offers in excess of £300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109950



Property Ref:
EAL109950 - 0025

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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