



£245,000 Leasehold
BALCON COURT, BOILEAU ROAD, EALING, W5 3AZ





A PERFECT RETIREMENT FLAT RIGHT BESIDE NORTH EALING TUBE STATION

A well-presented and spacious first-floor retirement apartment in the sought-after Balcon Court, ideally located near North Ealing Station (Piccadilly Line) and within easy reach of Ealing Broadway and Ealing Common.

This bright and airy flat offers comfortable living in a warden-assisted development. Featuring double glazing, efficient heating and a 24-hour emergency call system. Residents benefit from beautiful communal gardens, off-street parking and well-maintained shared facilities, including a lounge, laundry room and guest suites. Balcon Court is a friendly community that offers regular social events and an on-site Development Manager and is situated in one of Ealing's most desirable areas.

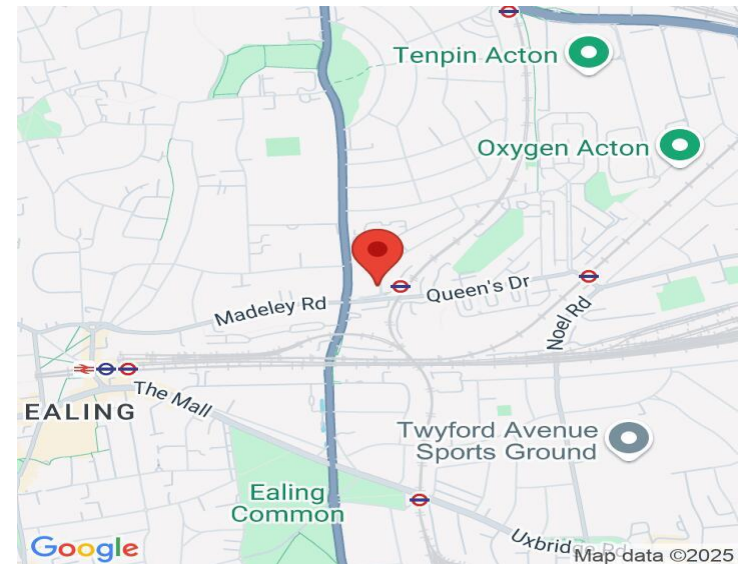
LEASE: 123 Years remaining

SERVICE CHARGE: £4,765.81 p.a.

GROUND RENT: £254.68 p.a.

COUNCIL TAX BAND: D

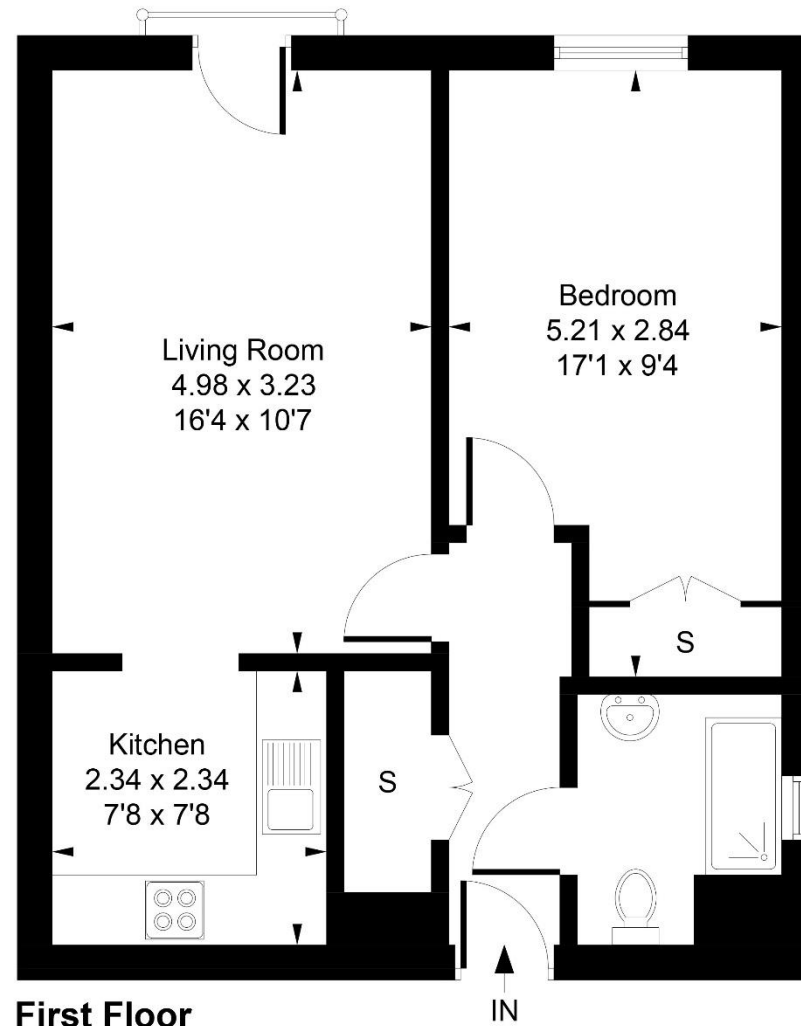
EPC Rating: B



www.sintonandrews.com
020 8566 1990

Balcon Court, Boileau Road, London, W5 3AZ

Approximate Gross Internal Area
46.3 sq m / 498 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Produced by jcphotographystudio.com

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