

## **106 Balcon Court**

**Boileau Road, Ealing, London, W5 3AZ**



**PRICE: £260,000**

**Lease: 159 years from 1989**

### **Property Description:**

**A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH ALEASE EXTENSION**

Balcon Court was constructed by Anglia Secure Homes and comprises 26 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system. Balcon Court has 19 one bedroom and 8 two bedroom apartments reached via the main foyer leading to corridors and lift to all floors. Balcon Court is located near to North Ealing tube station. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge  
Communal Laundry and Lift to all floors  
24-hour emergency Appello call system  
Development Manager  
Close to local amenities

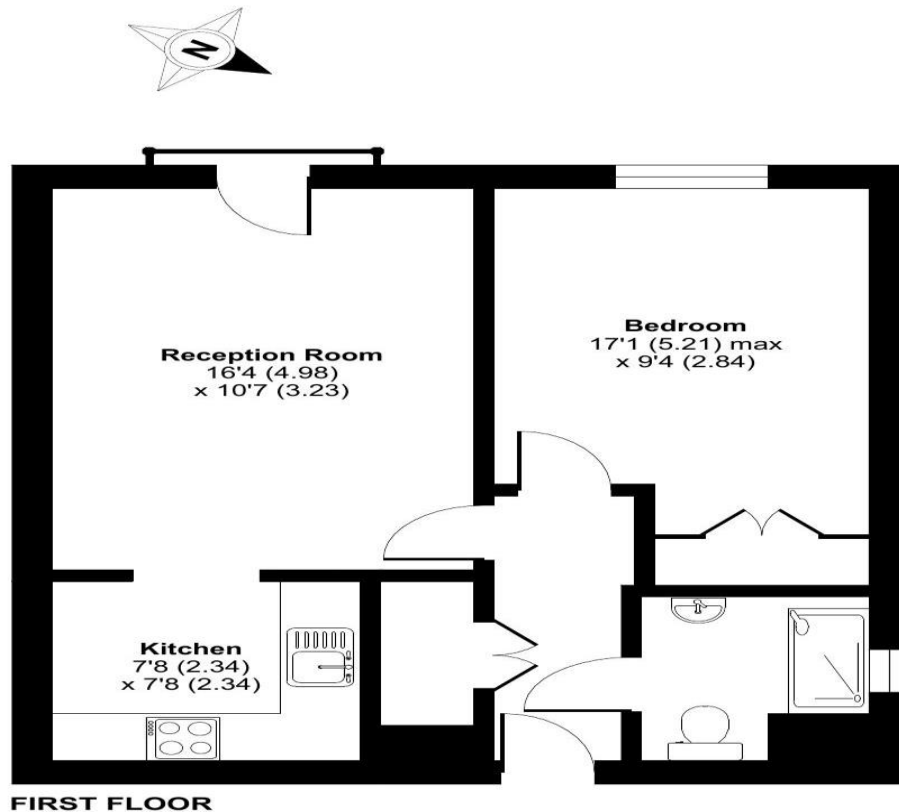
Hairdressing Salon and Guest Suite  
Large gated communal carpark  
Minimum Age 60  
Lease 159 years from 1989



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

**Balcon Court, Boileau Road, London, W5**

Approximate Area = 498 sq ft / 46.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Retirement Homesearch Limited. REF: 1256690

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending:**

**31/03/2026**

**Annual Ground Rent:**

**£254.68**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£4,765.61**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**0.00 Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.