Rolfe East









Boileau Road, Ealing, W5 3AZ

£210,000

- One Bedroom Ground Floor Retirement Apartment
- Residents Lounge
- Development Manager
- Hairdressing Salon & Guest Suite
- Minimum Age 60
- Newly Refurbished
- Communal Laundry & Lift to all floors
- 24/7 Emergency Call System
- Large gated communal carpark
- 101 year lease remaining

44 Pitshanger Lane, Ealing, W5 1QY
020 8567 2242

ealing@rolfe-east.com
https://www.rolfe-east.com/

Providing a safe and secure lifestyle for the over 60s, this meticulously upgraded one-bedroom ground floor apartment offers the ultimate in independent retirement living. Designed by Anglia Secure Homes, the intimate 26-property development combines complete peace of mind with a cosmopolitan lifestyle of convenience. The property features fresh and clean carpets, interiors dressed in crisp contemporary tones, highlighted by a bright separate living room that flows effortlessly to a private outdoor patio space.

The thoughtful layout includes a newly modernised kitchen with ample cabinetry, a spaciously proportioned double bedroom with built-in storage, and a modern shower room. For reassurance, the development features an on-site Development Manager alongside a 24-hour emergency Appello call system accessible from various points within the flat. Complete with a lease extension, a main foyer entrance, and beautifully maintained communal gardens, it sits footprints away from local transport links at North Ealing station.

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Council Tax Band: D









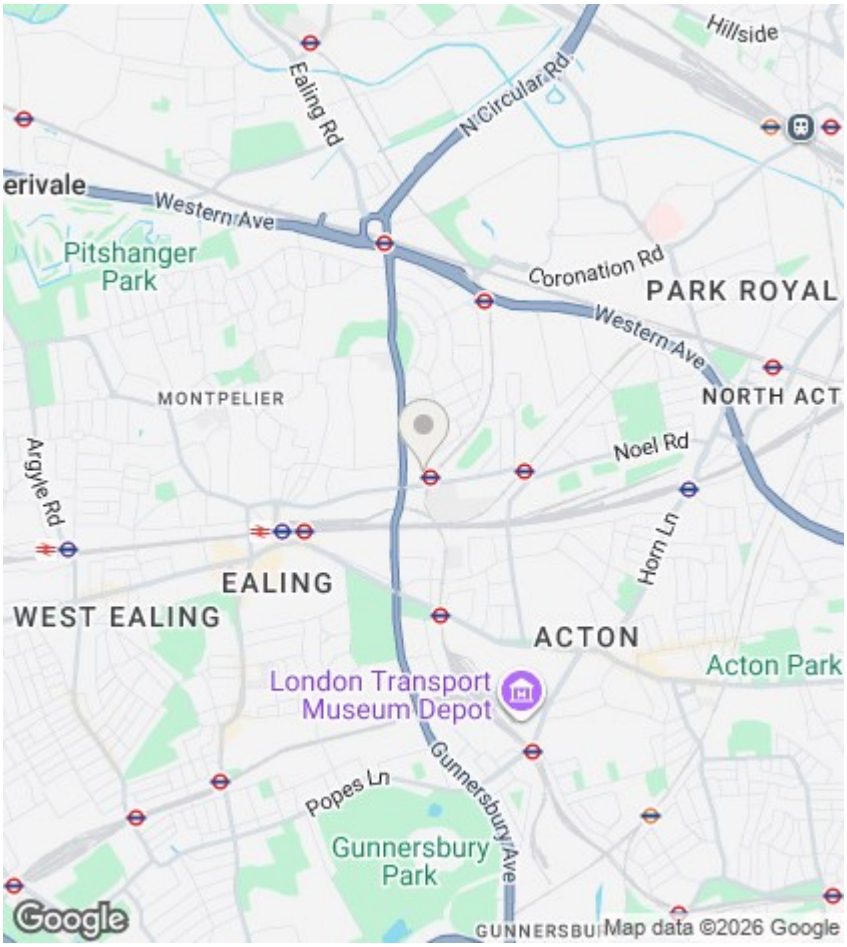
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 499 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 499 SQ FT/ 46 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS



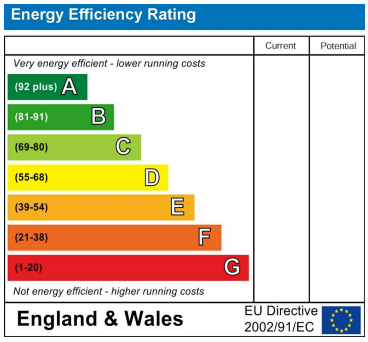
Directions

The journey from our office is approximately 1.7 miles and takes about 7 minutes under normal traffic conditions. Driving Route Summary: Head east on Pitshanger Lane toward Woodfield Road. Turn right onto Scotch Common / B455 and continue to follow the B455 as it turns into Castlebar Road. Turn left onto Madeley Road. Turn right onto Boileau Road, where you will find Balcon Court on your right.

Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating:



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