

# Rolfe East



Boileau Road, Ealing, W5 3AZ

£259,950

- Communal laundry & lift to all floors
- Resident's lounge
- Lift to all floors
- EPC rating: C / council tax band: D
- 24 hour emergency Apello call system
- Communal laundry
- Double glazed windows
- No upper chain



This delightful one-bedroom retirement apartment offers a cosy retreat with 1 reception room and 1 bathroom, spread across 489 sq ft of comfortable living space.

Situated in a well-maintained building, this property boasts convenient amenities such as a communal laundry, a resident's lounge for social gatherings, and a lift providing easy access to all floors.

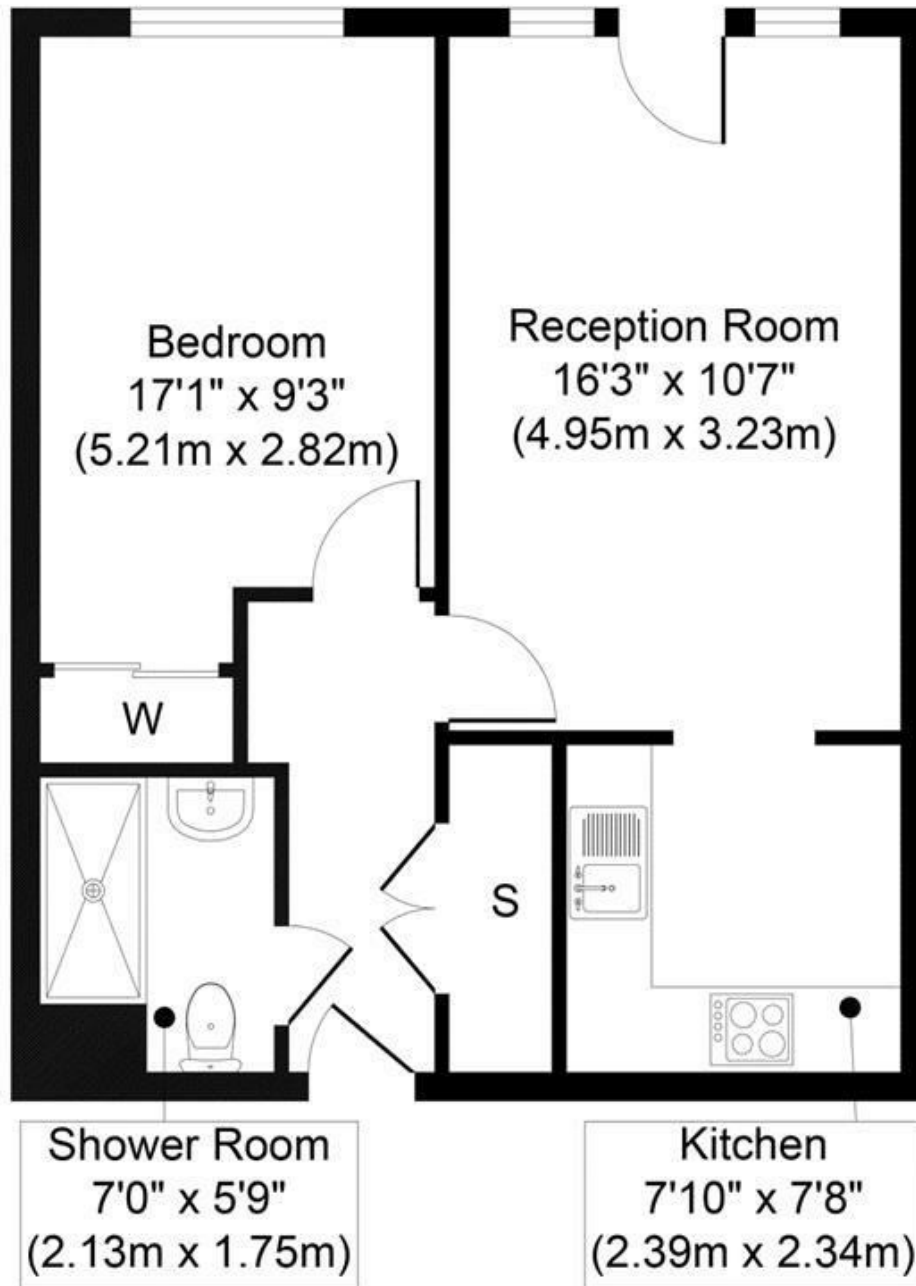
Whether you're looking to downsize or seeking a tranquil retirement setting, this apartment provides a wonderful opportunity to enjoy a relaxed lifestyle in a sought-after location.



Council Tax Band: D



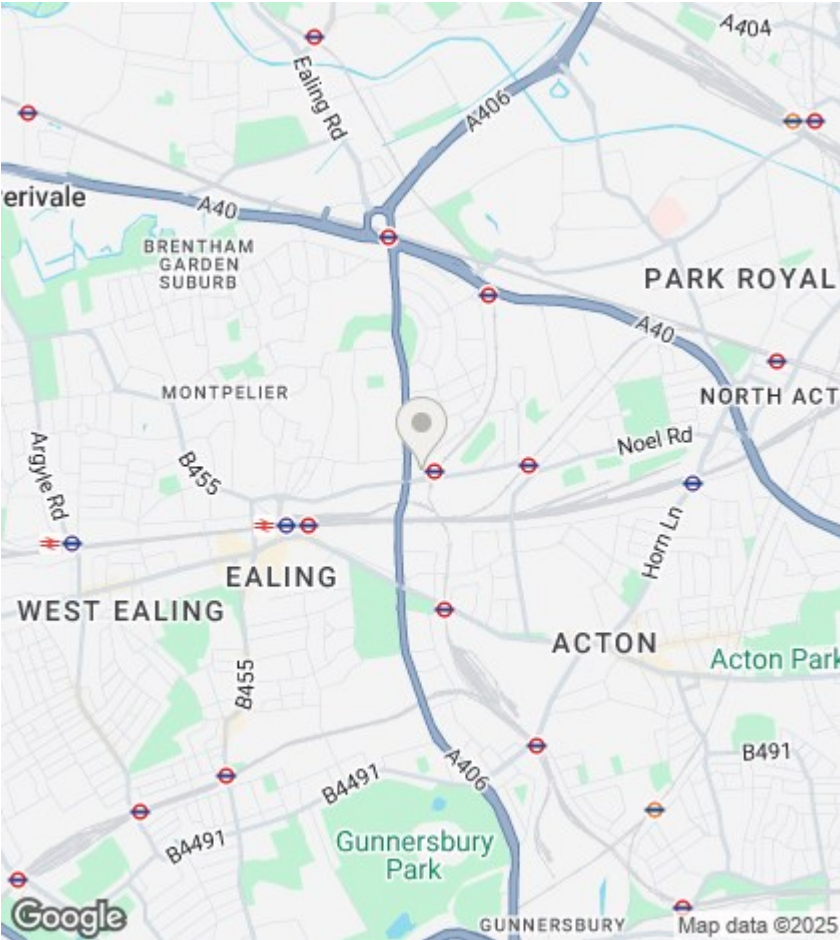
**Balcon Court, Boileau Road, Ealing W5 3AZ**



**Second Floor**  
**Approximate Floor Area**  
**489 sq. ft**  
**(45.42 sq. m)**

**Approx. Gross Internal Floor Area 489 sq. ft / 45.42 sq. m**

Measured in accordance with RICS guidelines. Every attempt has been made to ensure the accuracy, however, all measurements of doors are approximate. This plan is for illustrative purposes only and is not to scale.



Directions

Viewings

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

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(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	