

# HUNTERS<sup>®</sup>

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## Boileau Road

London, W5 3AZ

Offers Around £205,000



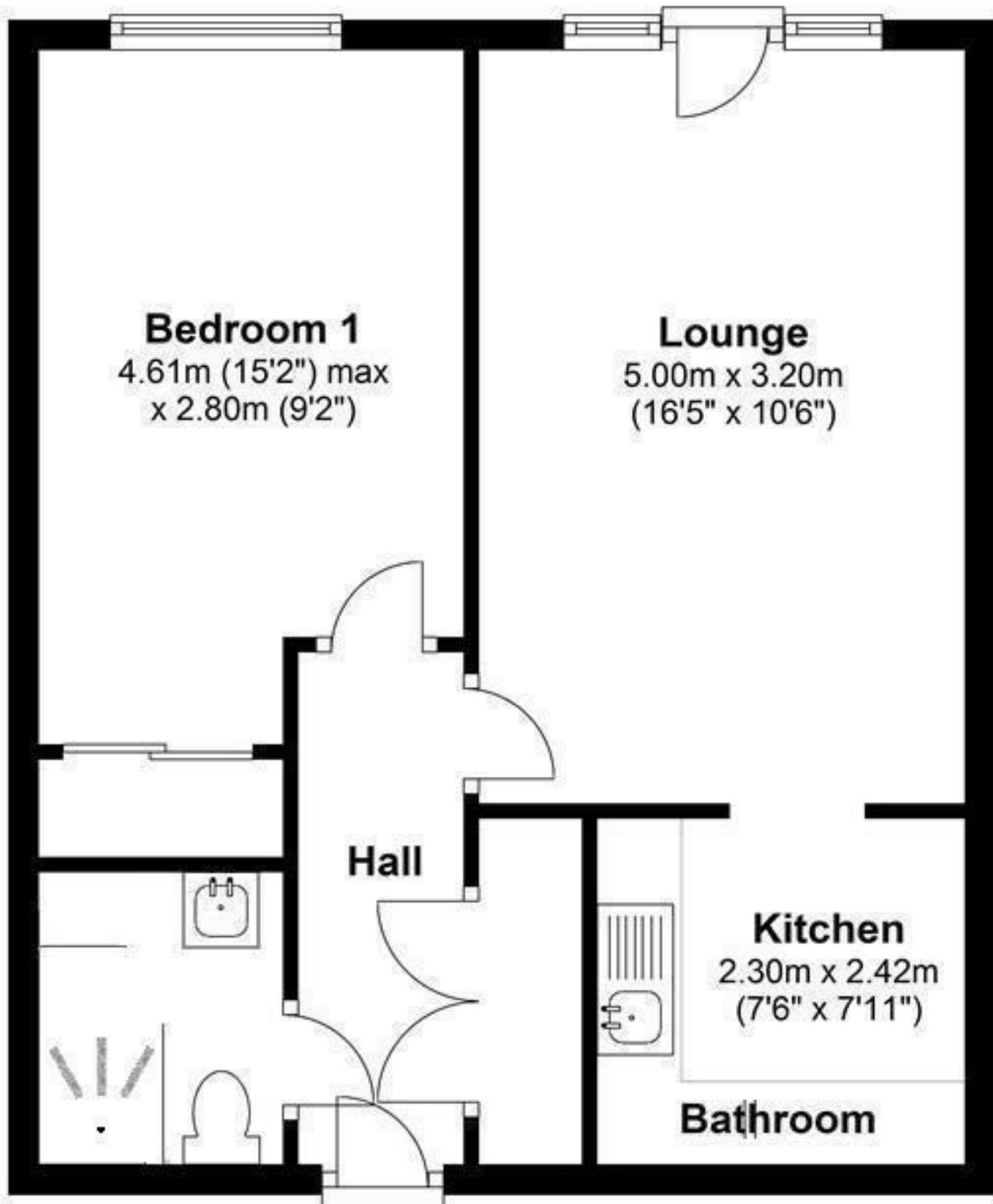
This lovely one bedroom retirement apartment is offered for sale in this very well appointed and superbly located purpose built warden managed development, situated just moments from North Ealing Underground station and a short distance from Ealing Broadway town centre.

With a lift service to all floors, this one bedroom apartment is situated on the first floor and offers well proportioned, good sized rooms and boasts a 24 hour emergency Careline response system over and above the House Manager's duties. Independent living is guaranteed but the development also benefits from wonderful communal facilities including a residents lounge, laundry room, a salon, gated communal parking, attractive communal gardens and guest accommodation available to friends and family at very low rates. Internally, the apartment accommodation comprises a lounge with a juliet balcony, double bedroom with built in wardrobes, a well kept kitchen and a recently renovated shower room which comprises a beautiful modern suite incorporating a large walk in shower cubicle with seating. The property is moments from North Ealing tube station and is also convenient for Ealing Broadway centre's shops and restaurants. Contact us for further information and to make an appointment to view!



# First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 45.1 sq. metres (485.1 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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