



Balls Pond Road, N1 4BL

Asking Price: £650,000 Share of Freehold

2 Bedrooms | 1 Reception Room | 1 Bathroom

Occupying the upper floors of a character property recognised for its British Heritage is this two-bed maisonette which has been recently refurbished.

The first floor offers a modern kitchen complete with integrated appliances, the living area is bright and airy and the perfect space to entertain whilst the main bathroom has been tastefully restored by the current owners. The second floor comprises a generous main bedroom, along with a second sizeable double bedroom. Further benefits include the potential of extending the loft space.

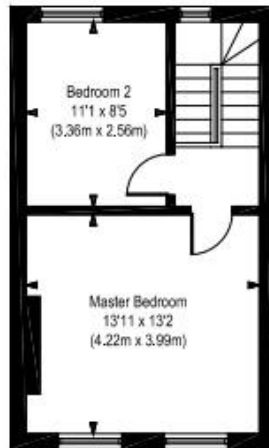
- Share of Freehold 953 years
- Resident Parking
- Period
- Town/City
- Good decoration
- 772 Approx Sq Ft
- Council Tax Band D - Hackney

Balls Pond Road is enviably located on the border of Islington and Hackney. The bountiful array of restaurants, bars and independently owned shops located on Kingsland High Street are easily accessible, whilst the hotspots of Upper Street, Broadway Market, London Fields and Church Street are all within walking distance. Excellent transport options are available with both Dalston Kingsland and Dalston Junction Overground Stations moments from the property, providing swift access into Shoreditch, Islington, and the City. Numerous and frequent bus routes provide easy access to Central London.



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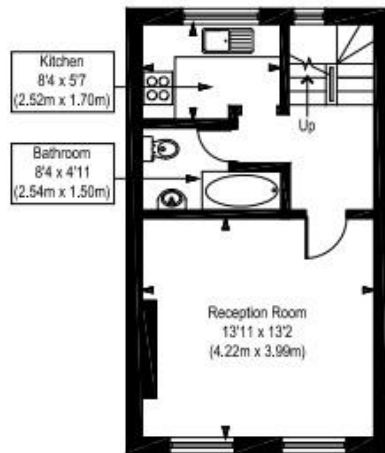
Approx. Gross Internal Floor Area 772 sq. ft / 71.77 sq. m



Second Floor
Gross Internal
Floor Area 343 sq ft



Ground Floor
Gross Internal
Floor Area 87 sq ft



First Floor
Gross Internal
Floor Area 342 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE: This plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

