



BALLS POND ROAD, LONDON, N1
£450,000 LEASEHOLD

A BRIGHT, THREE BEDROOM PERIOD CONVERSION SET MOMENTS FROM DALSTON JUNCTION AND IT'S AMENITIES

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DESCRIPTION:

A spacious and wonderfully light three-bedroom flat set over the upper floors of this charming period residence. The flat benefits from well-proportioned rooms throughout and offers 850sqft of living space. On entering via the ground floor, you are welcomed into a sizeable living room spanning the full width of the house and a west facing aspect. The kitchen is located at the rear provides views over mature neighbouring gardens whilst a contemporary bathroom and a further separate toilet are set on the second floor. All three bedrooms are good sizes, while the property gives the perfect opportunity for any potential buyer to put their own stamp on it.

The property is located on Balls Pond Road and is perfectly placed for a large range of local amenities including the various restaurants, coffee shops and bars on Newington Green as well as supermarkets and pop ups in Dalston. Upper Street is also within easy reach as are a variety of fantastic transport links. Dalston station provides the closest over ground links to East London, Shoreditch and the City whilst Highbury and Islington offers the nearest underground service on the Victoria line. A variety of bus routes are on hand for effortless access across London whilst international transport is facilitated from St Pancras.

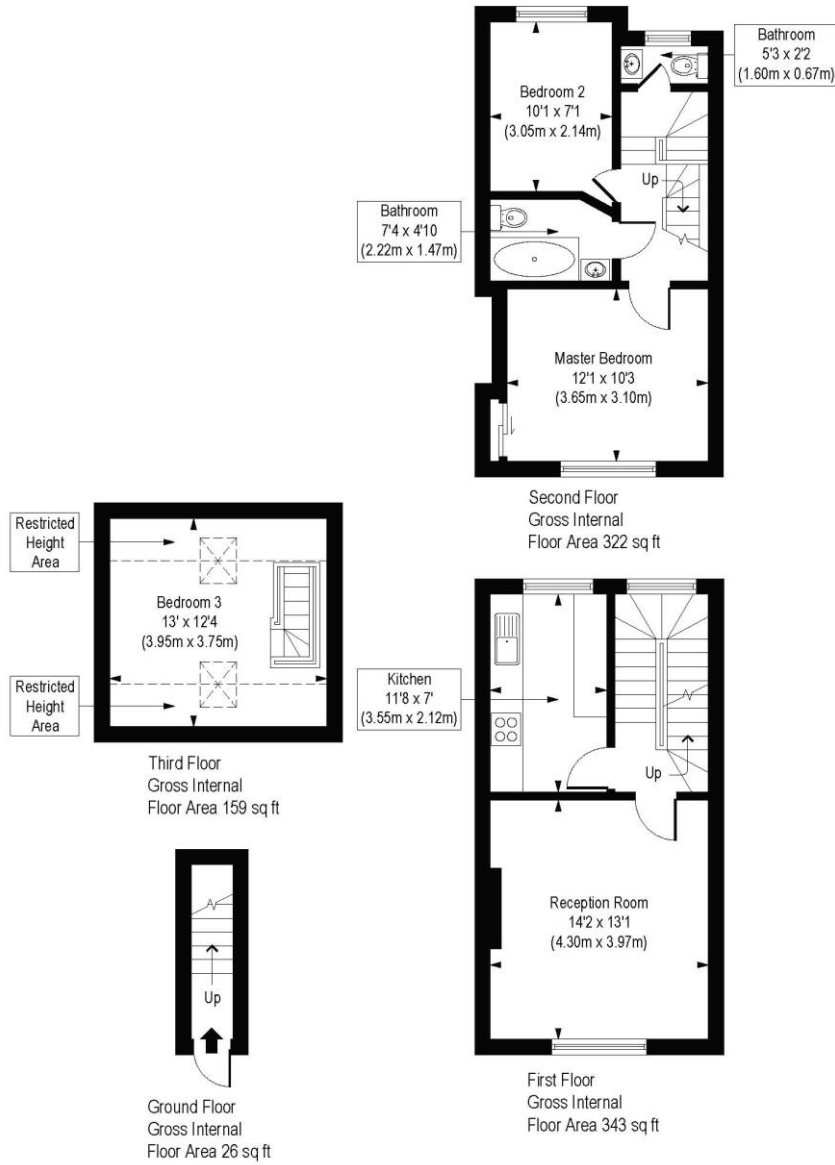
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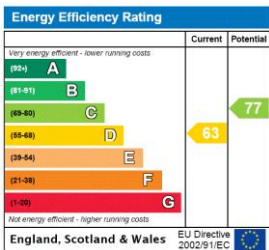
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Approx. Gross Internal Floor Area 850 sq. ft / 78.97 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 785 sq. ft / 72.97 sq. m (Excluding Restricted Height Area)



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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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