



Balls Pond Road, London, N1

Price £650,000



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DESCRIPTION

Immaculately presented and available chain free and located on the Islington/Hackney borders, this light & airy two bedroom apartment is set within a stunning period conversion offering over 570 sq. ft. (53 sqm.) of internal accommodation has been refurbished to a high standard throughout.

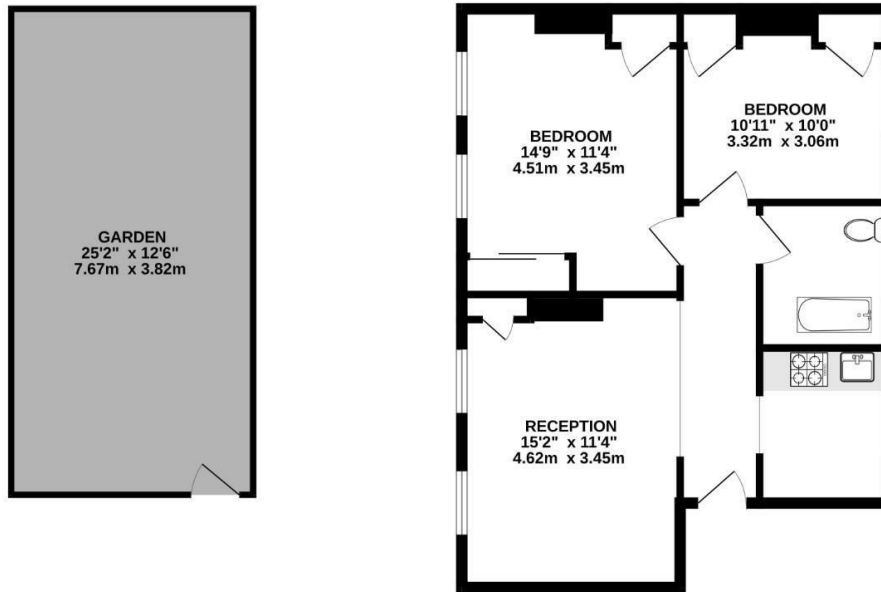
Available to view by appointment only, the property is situated on the first floor, and is comprised of a large reception room, kitchen, master bedroom, double guest bedroom, a modern tiled bathroom and a private garden.

Conveniently located in the borough of Islington, there are a plethora of exciting restaurants, shops, cafes and bars nearby. The numerous amenities of Stoke Newington, Newington Green and De Beauvoir are also only a short walk away. In addition, the house benefits from superb transport links via Dalston Kingsland and Dalston Junction stations and numerous bus routes to the City and West End.





FIRST FLOOR
571 sq.ft. (53.0 sq.m.) approx.

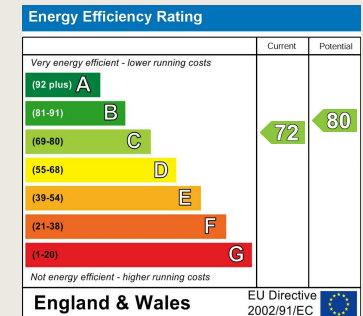


TOTAL FLOOR AREA : 571sq.ft. (53.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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