



LOVE LIVING
HACKNEY



97 Balls Pond road, De Beauvoir, N1 4BL

£950,000





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- Georgian townhouse
- De Beauvoir conservation area
- Close to Dalston, Hoxton and Islington
- South facing rear garden with powered studio
- 'Ventrolla' heritage box sash windows
- Excellent transport links

The Home -

Part of the De Beauvoir conservation area, this Grade II listed freehold Georgian townhouse is arranged over three floors and has four bedrooms, two bathrooms, a south facing rear garden with a powered garden studio. A combination of Farrow & Ball and Little Greene paint compliment the original Georgian features that remain including exposed wooden beams and Georgian arched windows. Dalston, Hoxton and Upper Street are a short walk away. Transport links on the east/west and south-bound branches of the London Overground are close at hand from Dalston Junction and Haggerston overground stations and Hackney Downs station provides links to Liverpool Street in less than ten minutes.



The Indoors

Entered via the raised ground floor, the entrance hall is painted in Farrow & Ball 'Downpipe Grey', there are original Georgian moulded arches and doors to two of the bedrooms. The first bedroom is a good size double, with floor to ceiling, arched Georgian French windows complete with wooden shutters, there are bi-fold doors to create a large through-lounge (if required) The second bedroom on this floor has access to south facing flat roof via more of the floor to ceiling, arched Georgian French windows.

On the lower ground floor we have the main reception room. This is a great sized space that has been enlarged thanks to an extension. There are original Georgian exposed wooden beams, and an exposed concrete beam, painted brick adds modern industrial charm. French doors open out onto the patio in the garden and these (along with a cleverly fitted glazing and a skylight) allow the natural light to flow. There is also a bathroom on this floor that has slate underfoot and is equipped with a bath with shower attachment, hand basin and W.C.

The kitchen benefits from a separate entrance the leads to a few steps up to the front garden and an under stairs 'coal hole' storage. There is cupboard space and wooden worktops aplenty, lots of room for a family dining table, dishwasher, gas hob and electric oven.

Up on the third floor we have the main bedroom, it has seagrass matting, painted in Little Greene 'Basalt' and there is a 'Ventrolla' heritage box sash window with 'Selectaglaze' secondary glazing. The fourth bedroom has a south facing sash window. The second bathroom is on this floor, it's painted in Farrow & Ball 'Elephants Breath', has ceramic flooring and wall tiles and comprises of a bath with shower attachment, hand basin, loft access and W.C.



The Outdoors

The south facing rear garden has a powered studio and is a real sun trap. Additionally, there is a large south facing flat roof accessed via one of the bedrooms on the raised ground floor.

Loving The Location

The house is situated perfectly between Dalston, Islington, De-Bauvoir and Newington Green in the De Beauvoir conservation area. Close by is the entrance to Ridley Road market, considered by many to be the beating heart of Dalston's community. It has run every Monday to Saturday since the 1880s and includes over 150 stalls, offering fresh produce from around the world. Dalston has an eclectic range of bars, restaurants, cafes and lifestyle including Oren, Popo's Bagels, Brilliant Corners, Mangal II and many excellent pubs including the Hunter S and The Duke of Wellington.

Newington Green is a short walk away, at the heart of which is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Dalston Junction and Kingsland stations are both a short walk away, providing transport links on the east/west and south-bound branches of the London Overground. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road.

Directions





Floor Plans



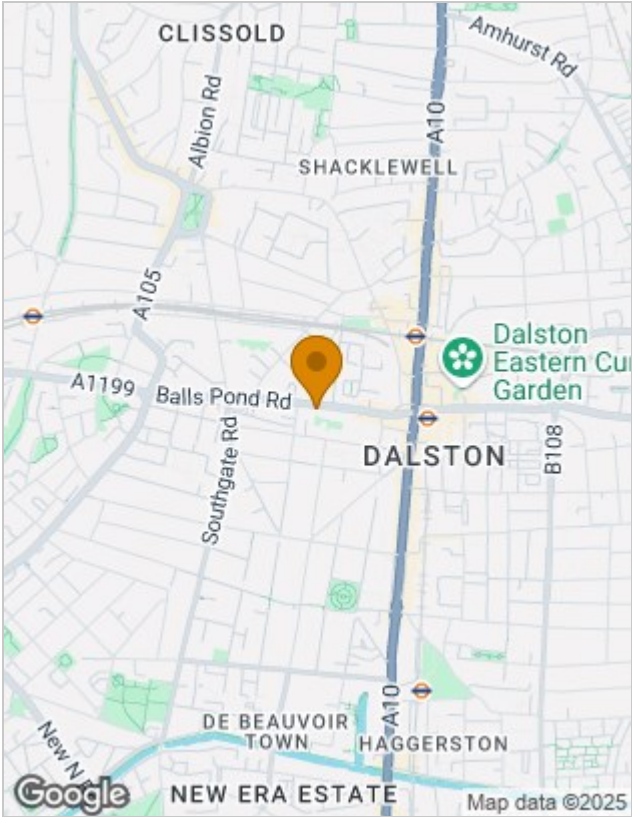
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

