



# LOVE LIVING

HACKNEY



99 Balls Pond Road, Hackney, N1 4BL  
Offers in excess of £600,000





# 99 Balls Pond Road

Hackney, N1 4BL

- Grade II listed Georgian conversion
- Original features
- Split level maisonette
- Excellent transport links
- Two double bedrooms
- Oak flooring throughout
- Working Georgian fireplace

## The Home -

This charming split level two-bedroom Grade II listed Georgian property on Balls Pond Road has a share of the freehold and offers a perfect blend of historical charm and modern convenience. This property is steeped in history, once home to the 'Exploding Gallery' Art Collective in the late 60's, adding unique character to this Georgian residence. Located just a ten-minute walk from the serene Union Canal and close to parks, it provides easy access to trendy bars, nightclubs, diverse dining options, and key amenities. The property is in excellent condition, with abundant natural light that occupies the space, enhancing the oak wooden flooring, which lend warmth and elegance throughout the property. The stylish bathroom features offer comfort and aesthetics, while the separate, updated kitchen merges contemporary style with functionality. Commuters will appreciate the proximity to two overland stations and a twenty-minute bike ride to Liverpool Street.



## The Indoors

As you enter this charming home through your own private entrance, you're greeted by a welcoming hallway that leads to a beautifully crafted staircase. The journey begins with a spacious reception room featuring a working Georgian fireplace, which adds timeless warmth and appeal. Natural light floods the room through large windows, creating a bright and inviting atmosphere. Just to the right of the staircase, you'll find a stylish bathroom complete with a modern bathtub, a heated towel rail offering a perfect blend of comfort and elegance.

Continuing up the staircase, the second floor reveals two well-appointed bedrooms. The main bedroom, along with the second bedroom, boasts large Georgian sash windows that allow an abundance of natural light to fill the space, creating a serene and airy environment. The historical charm of the home is further enhanced by Georgian cornicing and elegant window shutters, adding sophistication and highlighting the period features throughout. The home also features a convenient storage loft, providing ample space for your belongings and adding to the overall practicality. This home seamlessly blends modern living with classic design, creating a truly inviting and captivating space.

## Loving the location

The apartment is situated perfectly between Dalston, Islington, De Beauvoir and Newington Green. 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.

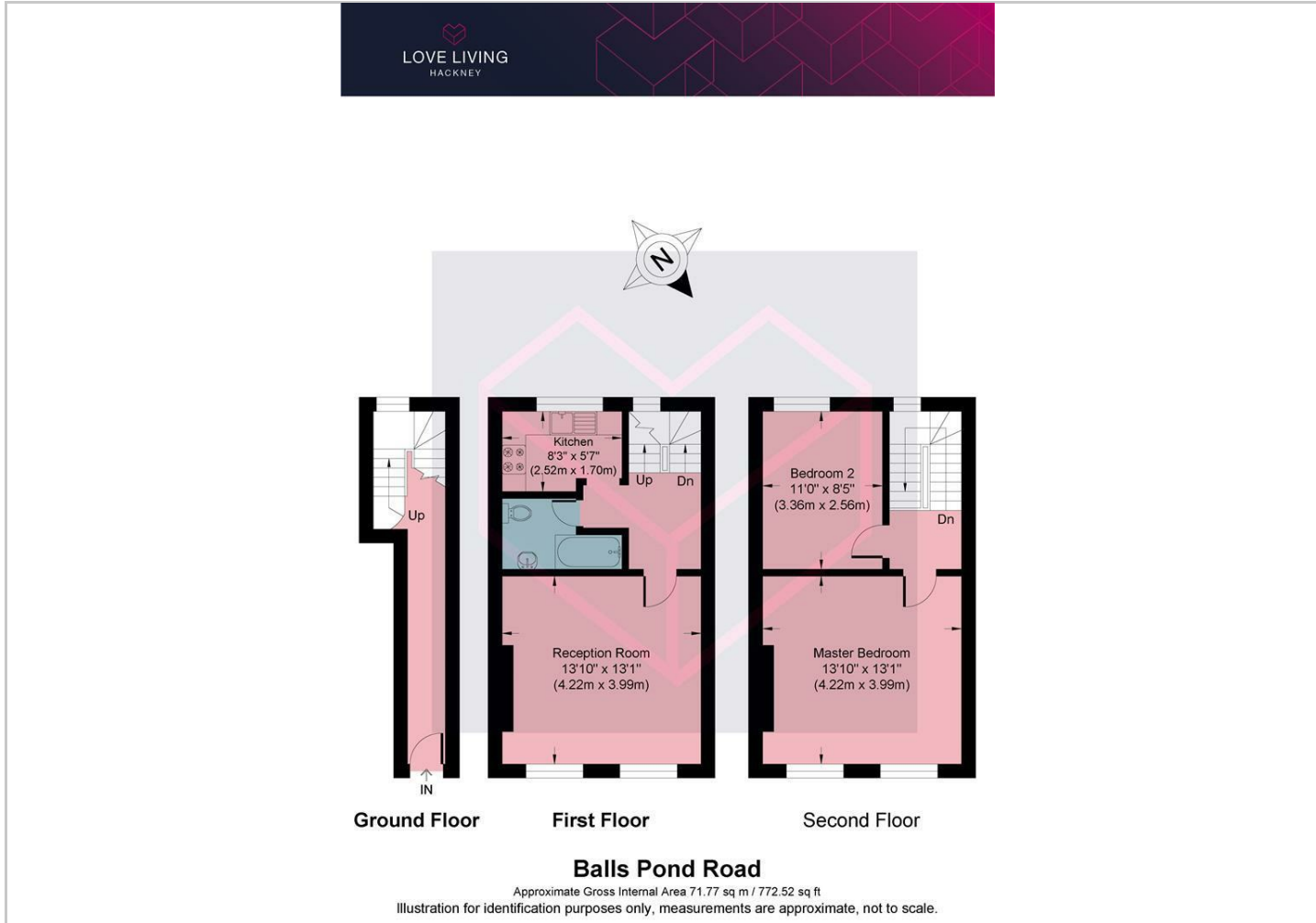
## Directions





WELCOME  
HOME  
♡

## Floor Plans



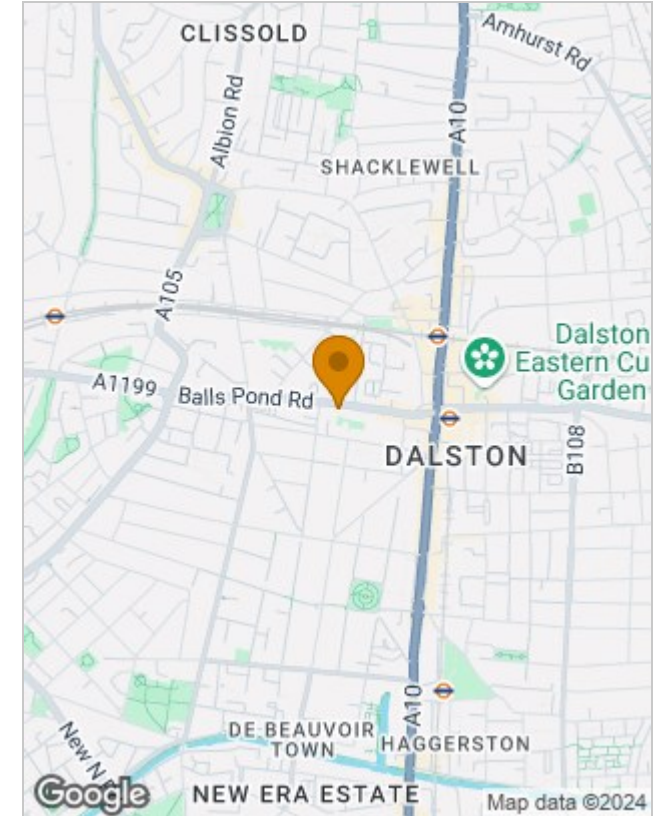
## Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

