



## Balls Pond Road, , London, N1 4BL

- Freehold House
- Interchangeable Layout
- Close to Dalston Kingsland and Junction Stations
- Grade II Listed
- Garden Extending Over 50 Feet
- Potential to extend (subject to all necessary consents)
- Period Features
- Close to Local Amenities

**Price £1,000,000**





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## DESCRIPTION

Built in 1821 and available to view by appointment only, this charming Grade II listed terraced house boasts an array of period features and is set over four floors and situated moment from Dalston Kingsland station.

This delightful property consists of two bedrooms on the lower ground floor (one with en suite shower room). A reception room and kitchen on the raised ground floor, with access to the stunning garden extending to over 50 feet in length, the first floor has two further bedrooms (one being used as reception room) and the top floor has another bedroom and family bathroom and ample storage throughout. The property offers an interchangeable layout, allowing incoming buyers to use according to their own needs.

Conveniently located in the heart of Dalston, 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.

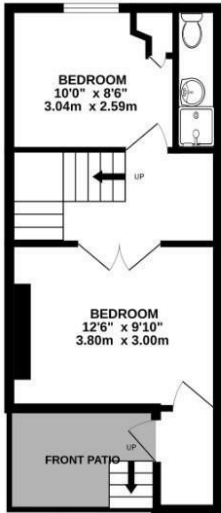
Transport links include Dalston Kingsland & Junction Stations (Overground) and a wide variety of Bus routes into The City & West End.







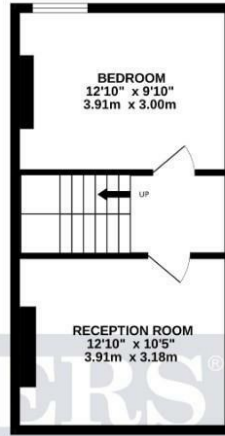
BASEMENT  
316 sq ft. (29.3 sq.m.) approx.



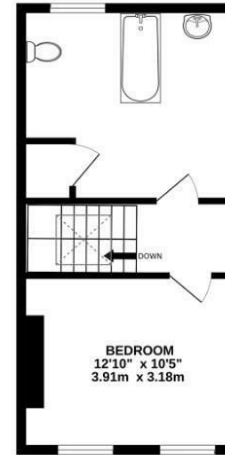
GROUND FLOOR  
306 sq ft. (28.4 sq.m.) approx.



1ST FLOOR  
316 sq ft. (29.3 sq.m.) approx.



2ND FLOOR  
333 sq ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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### Viewings

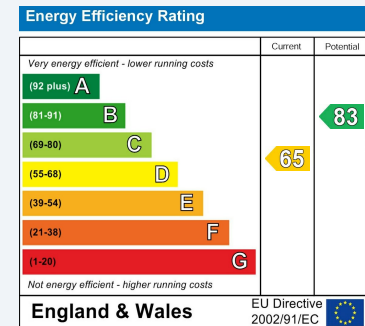
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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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