



Balmes Road

Islington, N1

Asking Price £550,000

An immaculately presented 2 double bedroom, 2 bathroom apartment set on the 11th floor of this landmark development affording superb views.

CHESTERTONS



Balmes Road

Islington, N1

- Spacious 2 double bedroom apartment
- 11th floor with fantastic views
- Well-proportioned open-plan kitchen/ dining/ reception room
- Main bedroom with en-suite shower room
- Superb access to the canal & the greenery of Shoreditch Park



An immaculately presented 2 double bedroom, 2 bathroom apartment set on the 11th floor of this landmark development affording superb views south & east across London. Accommodation comprises spacious double bedroom with built-in wardrobes and en-suite shower room, double second bedroom, main bathroom, superb built-in storage in the entrance hall and a wonderful open-plan kitchen/ dining/ reception room with double doors opening to a Juliette balcony. The development benefits from a concierge, communal gym, cinema room, steam room and sauna. The property is conveniently located for access to Islington, Hoxton and Shoreditch, with an array of trendy bars, restaurants, galleries and boutique shops. Haggerston Overground, Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail & Victoria Line) are the closest stations. Greenery can be found locally at Rosemary Gardens & Shoreditch Park, with the walks of the canal easily accessible. The bus routes of Southgate Road and New North Road provide good links to the City. The delights of the renowned De Beauvoir Deli are just moments away.

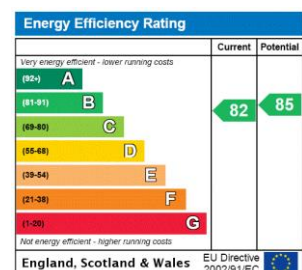
Tenure: Leasehold 103 years 11 months

Service Charge: £3976.77

Ground Rent: £250

Local Authority: London Borough of Hackney

Council Tax Band: D



Chestertons Islington Sales

327-329 Upper Street

Islington

London

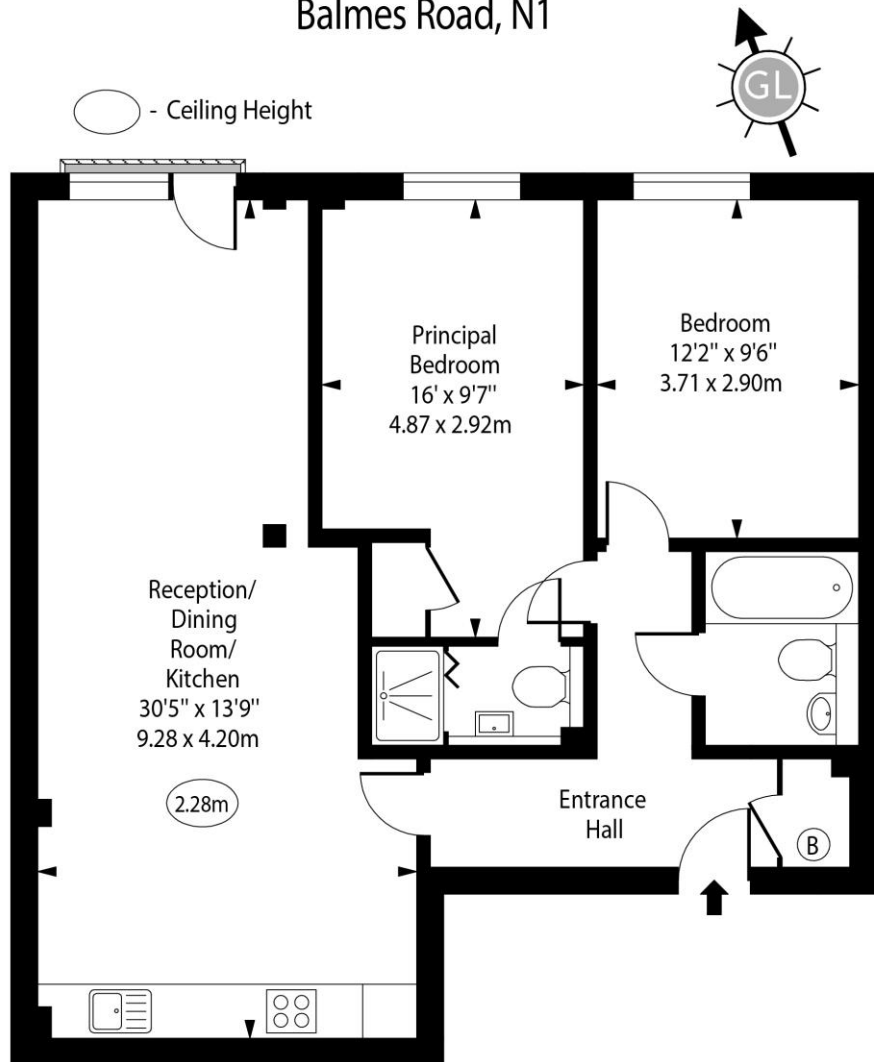
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Eleventh Floor

Approx Gross Internal Area 810 Sq Ft - 75.25 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 029716D

