# HUNTERS®

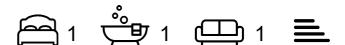
HERE TO GET you THERE



## **Balls Pond Road**

London, N1 4AP

£1,795 Per Month

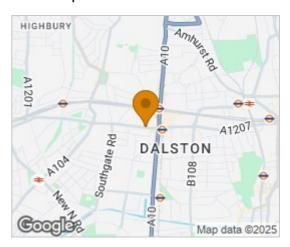


A beautifully finished 1 bedroom flat in Dalston. The property is tucked away in a quiet cul-de-sac location, yet has excellent transport links (walking distance to Dalston Overground and Highbury & Islington Underground stations, as well as numerous bus routes). Angel, Newington Green and Stoke Newington are also nearby. Inside, the property features an open-plan kitchen/diner/living room, with double bedroom, generous storage and modern bathroom suite. Other benefits include fully integrated appliances (induction hob, oven, dishwasher, fridge/freezer, washing machine).

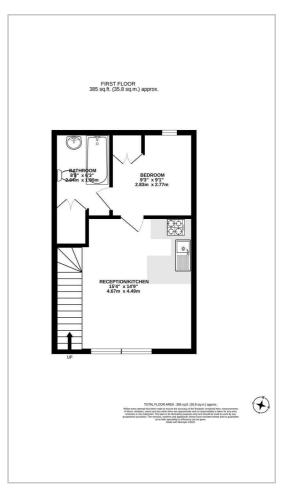
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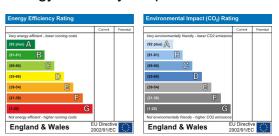
#### Area Map



#### Floor Plans



### **Energy Efficiency Graph**



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.