

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).

Available now.



FIRST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

The floor plan shows a rectangular building footprint. On the left side, there is a staircase labeled 'UP' at the bottom. To the right of the stairs is a large open area labeled 'RECEPTION/KITCHEN' with dimensions 15'4" x 14'9" (4.67m x 4.49m). Further up and to the right is a bedroom labeled 'BEDROOM' with dimensions 9'3" x 9'1" (2.83m x 2.77m). At the top left corner is a bathroom labeled 'BATHROOM' with dimensions 9'3" x 4'3" (2.84m x 1.30m). The plan includes symbols for a bathtub, toilet, sink, stove, and refrigerator. A north arrow is located in the bottom right corner of the page.

BATHROOM
9'3" x 4'3"
2.84m x 1.30m

BEDROOM
9'3" x 9'1"
2.83m x 2.77m

RECEPTION/KITCHEN
15'4" x 14'9"
4.67m x 4.49m

UP

TOTAL FLOOR AREA: 385 sq.ft. (35.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of floors, walls, basins, roofs and all other items are approximate only and intended to serve as best of effort, approximate guidelines. They do not constitute legal requirements or any form of guarantee. It is recommended that you consult with your architect or surveyor for more detailed and/or precise data for the construction of the project.

Made with AutoCAD 2000

Energy Efficiency Rating

Rating	Current	Potential
(12-plus) A		
(8-11) B		
(6-8) C		
(5-6) D		
(4-5) E		
(3-4) F		
(1-2) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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