



Balls Pond Road

Dalston, N1

Offers in excess of £450,000

A 2 double bedroom flat set on the 1st floor of this charming Victorian house located affording superb access to the trains at Dalston Junction (London Overground) and the cafes/ shops of Newington Green.

CHESTERTONS



Balls Pond Road

Dalston, N1

- 2 double bedroom 1st floor flat
- Open-plan kitchen/ reception room
- Master bedroom with en-suite bathroom
- Separate shower room
- Superb access to Dalston Junction (London Overground)



A 2 double bedroom flat set on the 1st floor of this charming Victorian house located affording superb access to the trains at Dalston Junction (London Overground) and the cafes/ shops of Newington Green. Accommodation comprises; master bedroom with en-suite bathroom, double second bedroom, main shower room and spacious open-plan kitchen/ dining/ reception room. It should be noted that all of the principal rooms face South. The property is conveniently located on Balls Pond Road, close to Newington Green and hustle & bustle of Kingsland Road in Dalston or short walk or cycle ride to Clissold swimming pool or Clissold Park (with tennis courts, skateboard park and large specialist kids playground). Transport is equally impressive with three bus stops within short walking distance providing fast and convenient bus services to Islington, the City, Central London and the West End. Moreover, the North London line at Dalston Kingsland provides direct east west travel between Richmond and Stratford and connection to the Victoria Line at Highbury and Islington whereas the East London Line at Dalston Junction provides direct travel to the south and east including New Cross, Crystal Palace, West Croydon and Clapham Junction and connections to Canary Wharf either by Jubilee Line (Canada Water) or DLR (Shadwell). Both Canonbury (London Overground) and Highbury & Islington also offer superb transport links.

Tenure: Leasehold 102 years 8 months

Service Charge: £2000

Ground Rent: £250

Local Authority: Islington

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

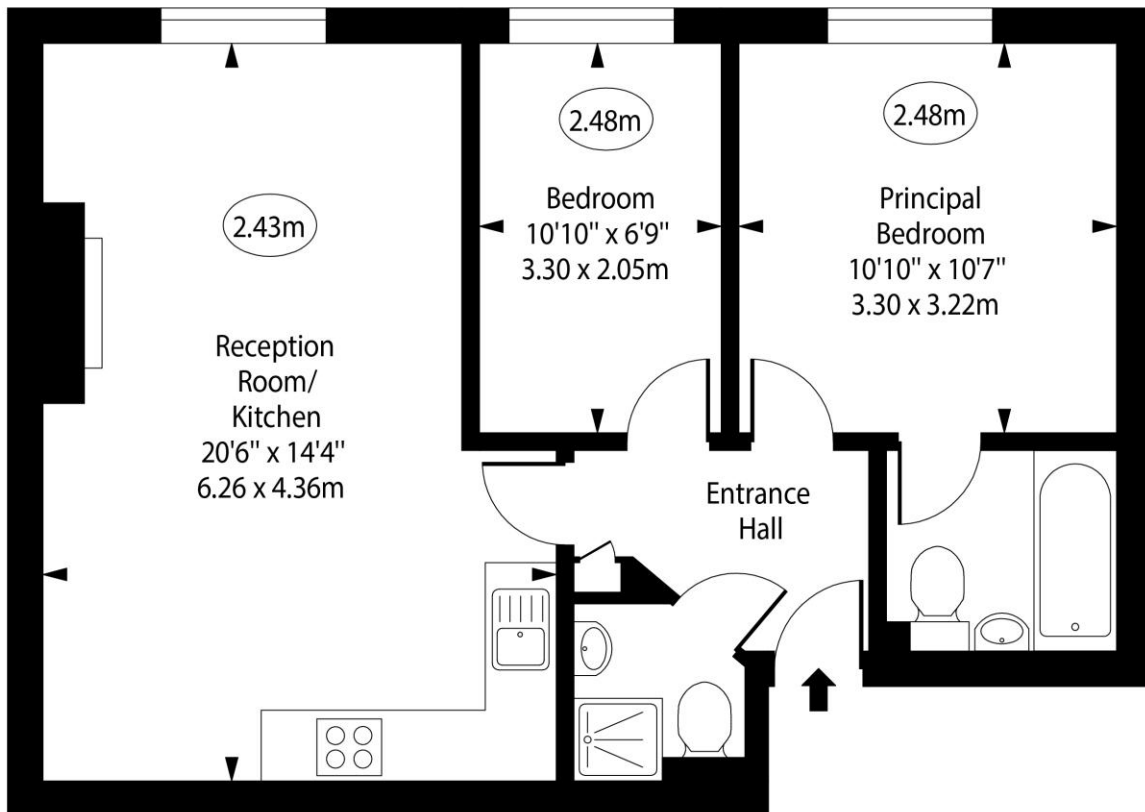
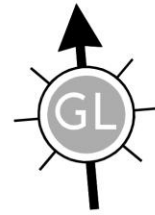
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○ - Ceiling Height



First Floor

Approx Gross Internal Area 575 Sq Ft - 53.42 Sq M

For Illustration Purposes Only - Not To Scale

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