



# Balls Pond Road

Islington, N1

Asking Price £475,000

A two double bedroom flat set on the first 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

Islington, N1

- Two double bedroom first 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 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 103 years  
**Service Charge:** £2000 per annum  
**Ground Rent:** £250 per annum  
**Local Authority:** Islington  
**Council Tax Band:** D

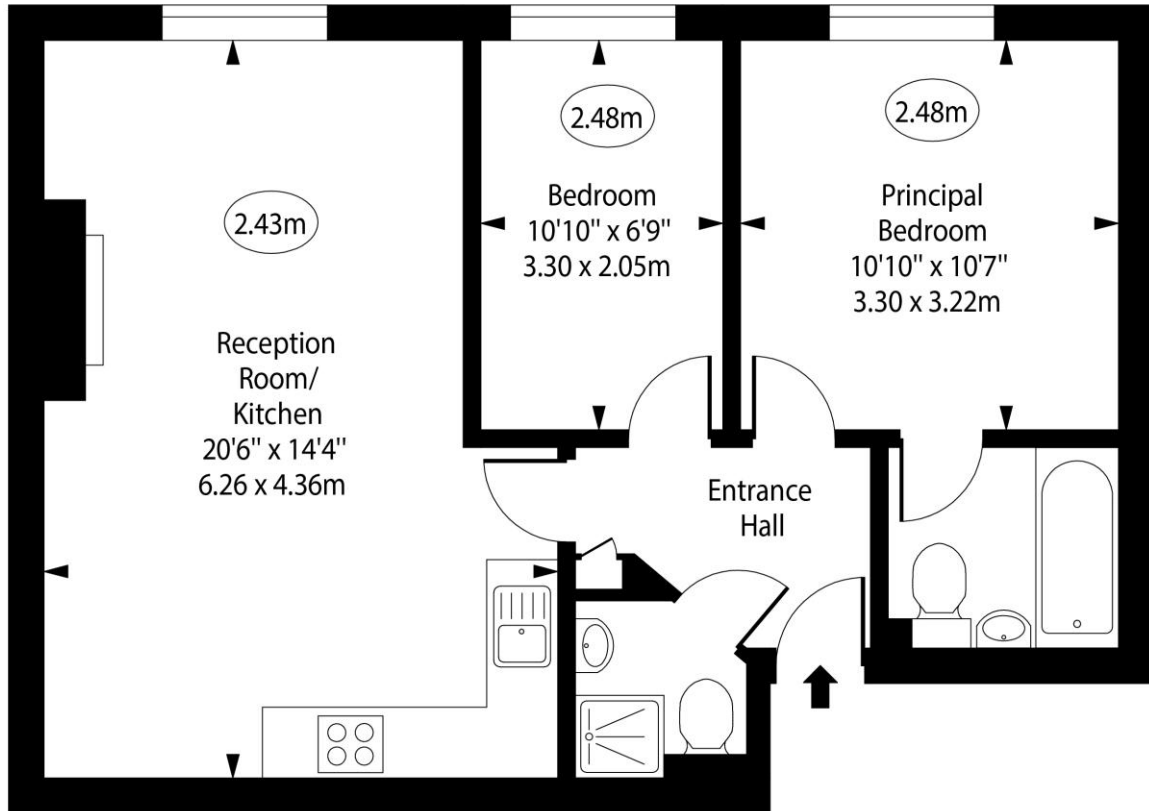
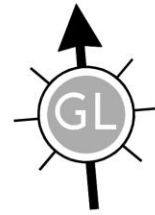
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Balls Pond Road, N1

○ - 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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Ref. No. 021408R