



HUNTERS®
HERE TO GET *you* THERE

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Balmes Road, Islington, N1

£825,000



An exceptional opportunity to acquire this beautifully refurbished three-bedroom, four-bathroom luxury apartment, occupying a prime 9th floor position within this sought-after modern development. Measuring an impressive 1,332 sq ft, this substantial home enjoys a desirable south-facing aspect, flooding the apartment with natural light whilst offering breathtaking panoramic views across the London skyline.

Finished to an exceptional standard throughout, the apartment has recently undergone a comprehensive refurbishment and is presented in immaculate, turnkey condition. The generous accommodation centres around a stunning open-plan living and dining space, complemented by a contemporary designer kitchen with integrated appliances and sleek stone worktops—perfect for both entertaining and everyday living.

Residents enjoy an outstanding lifestyle with access to a 24-hour concierge service, a fully equipped residents' gym, and an impressive communal roof terrace, ideal for relaxing or entertaining while taking in spectacular views across the capital.

Ideally positioned on Balmes Road, the development sits moments from the vibrant amenities of Shoreditch, Hoxton, Islington and the City, with an outstanding selection of independent cafés, restaurants, bars and boutiques all within easy reach. Excellent transport links include Old Street, Hoxton and Angel Stations, providing swift access across London.

Offered to the market chain free, this outstanding apartment represents a rare opportunity to purchase a spacious, recently refurbished home in one of North London's most desirable and well-connected locations.

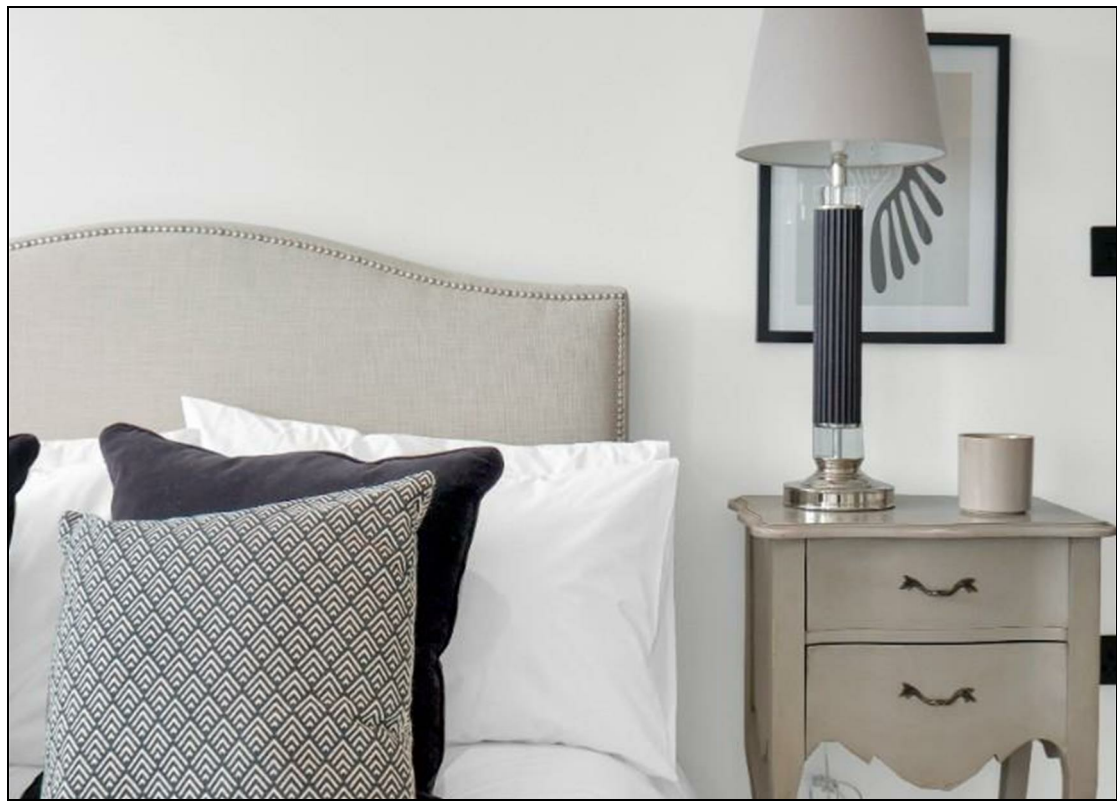


KEY FEATURES

- Stunning three-bedroom luxury apartment
 - Four contemporary bathrooms
- Approx. 1,332 sq ft of internal accommodation
 - Recently refurbished throughout
- 9th floor with spectacular south-facing city views
 - 24-hour concierge service
 - Residents' gym
 - Communal roof terrace
 - Chain free
- Excellent access to Shoreditch, Islington, Old Street and the City



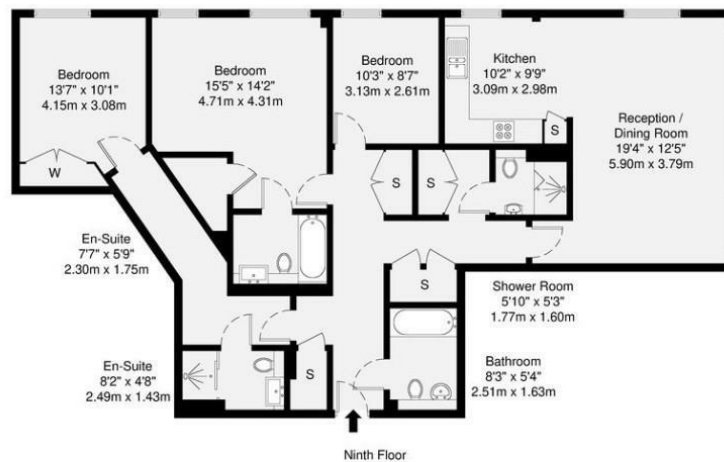




HUNTERS

Balmes Road, N1

GROSS INTERNAL AREA
123.8 sq m / 1332 sq ft

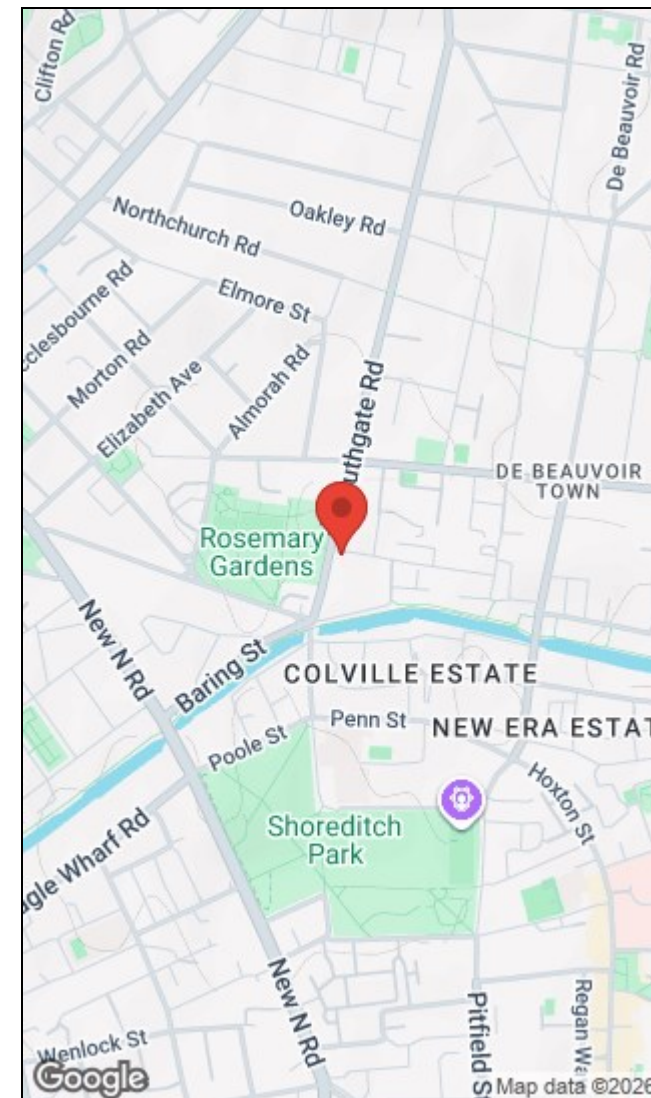


Ninth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 123.8 sq m / 1332 sq ft	TOTAL STORAGE SPACE Storage and wastefire total area 5.9 sq m / 63 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandahs etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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