





BALLS POND PLACE, LONDON, N1

£540,000 LEASEHOLD

A TURN-KEY 599 SQ. FT. MODERN TWO BEDROOM, ONE BATHROOM APARTMENT WITH PATIO/ GARDEN IN CANONBURY

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DESCRIPTION:

A well maintained and beautifully presented, 599 sq. ft. two-bedroom, one bathroom apartment with private front and back patio/ garden located on the ground floor of a converted Futon Factory situated on a cobble stoned pedestrian street in N1. The property offers step free access.

The accommodation is bright and well-proportioned comprising; an open-plan living / kitchen / dinning space that opens out to the rear private garden directly through the kitchen and is perfect for indoor/ outdoor entertaining; good sized main bedroom with built-in storage; a second double bedroom which could also function as a study with built-in wardrobe; a three-piece family bathroom with bathtub and overhead shower. The property is complete with additional under stairs storage in the living area and also benefits from double glazed sash-windows throughout.

Located close to the junction of Balls Pond Road and Essex Road, providing superb access to the shops and buses of Essex Road, and only a short stroll to beautiful Newington Green with attractive café culture including Jolene café and the neighbourhood's rich pub scene. Also, a short walk away is De Beauvoir Town with its popular deli and restaurants a big draw card for locals. Upper Street is also within easy reach as are a variety of fantastic transport links with Canonbury Station only 0.4 miles away and Dalston Station at 0.6 miles provides Overground links to East London, Shoreditch and the City whilst Highbury and Islington Station on the Victoria line at 0.8 miles offers a fast route into central London (Oxford Street and Victoria Station). A variety of bus routes are on hand for effortless access across London whilst international transport is facilitated from St Pancras.

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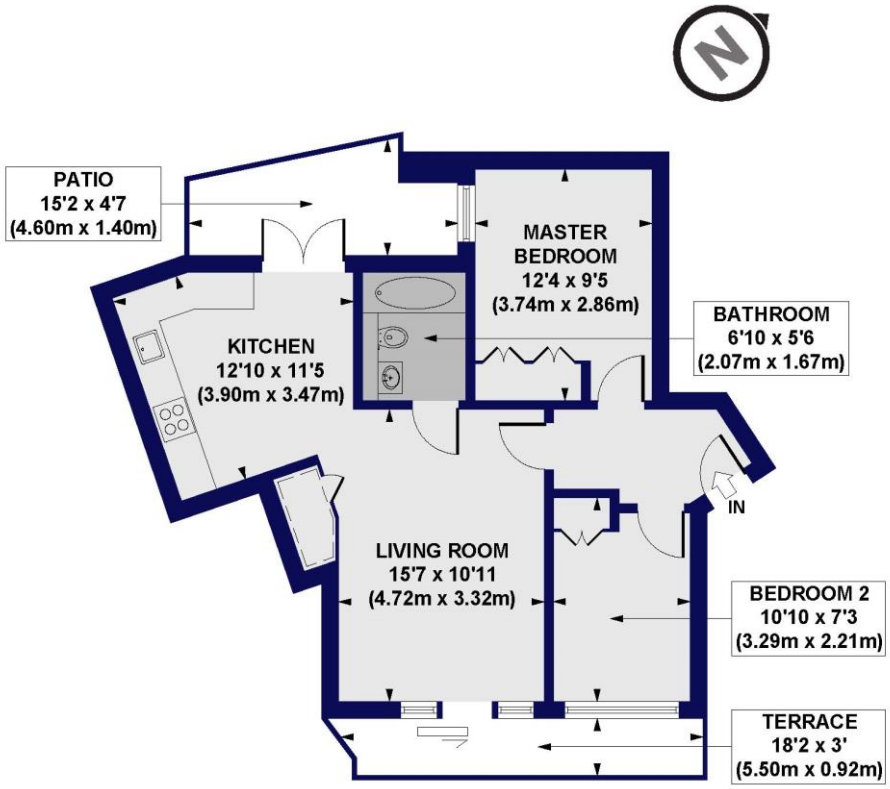




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Balls Pond Place, N1

Approx. Gross Internal Floor Area 599 sq. ft / 55.66 sq. m

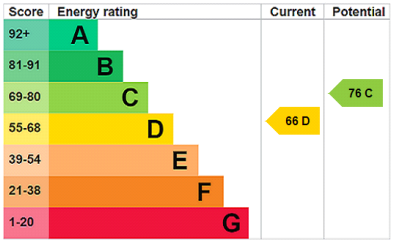


GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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Tenure: Leasehold

Term: 100 year and 5 months (Subject to change)

Service Charge: £2000 per annum (approx.)

Ground Rent: £200 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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