





BALLS POND ROAD, LONDON, N1

£995,000 FREEHOLD

A 1013 SQ. FT. THREE BEDROOM, TWO BATHROOM PERIOD HOME IN THE HEART OF N1

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Offered to the market chain-free is this 1013 sq. ft. (approx.) freehold three-bedroom, two-bathroom terraced house with separate kitchen/ living room and a back garden, ideally positioned in the heart of the sought-after N1 postcode at the fringes of Canonbury and De Beauvoir.

The ground floor hosts a South facing living and dining room, North facing kitchen overlooking the back garden whilst the first floor hosts an en-suite double bedroom, and a modern three piece family bathroom with bathtub. The top floor hosts further two bedrooms making this property ideally suited to growing families, professionals working from home or those seeking flexible accommodation in a prime London location. The private rear patio garden offers a peaceful retreat from city living and provides the perfect setting for outdoor dining, entertaining or simply enjoying warmer months.

Balls Pond Road is conveniently located close to many restaurants, bars and boutique shops on Upper Street and is just a short distance away from Highbury fields. Highbury and Islington station (Victoria Line) is the closest underground providing easy access to the West End and Kings Cross. International travel is offered from St Pancras, whilst over ground services are provided from Canonbury and Dalston for easy access to East London, Shoreditch and the City. A variety of bus routes are also on hand for effortless access across London.

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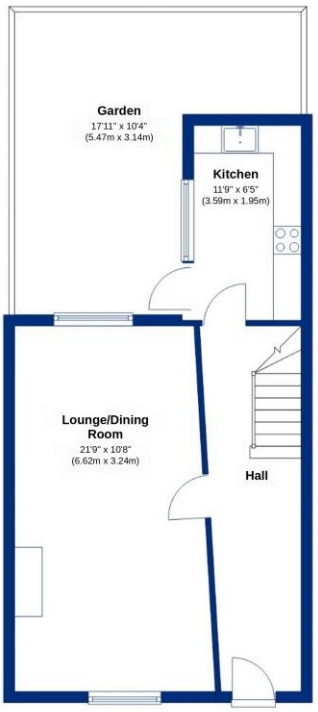
Balls Pond Road

Total area: approx. 1013.9 sq. feet (94.2 sq. metres)

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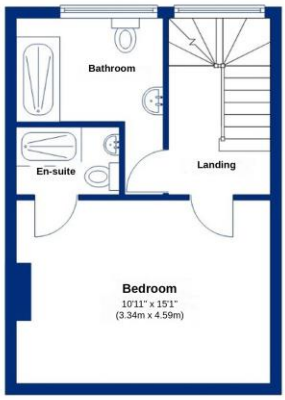
Ground Floor

Approx. 445.2 sq. feet (41.4 sq. metres)
(excluding Garden)



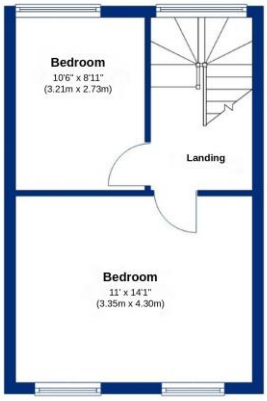
First Floor

Approx. 249.4 sq. feet (23.2 sq. metres)
(excluding Landing)



Second Floor

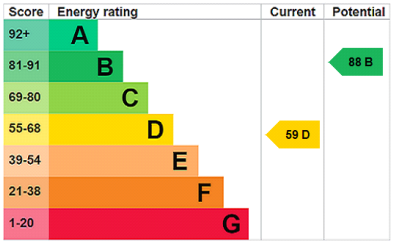
Approx. 319.3 sq. feet (29.7 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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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.



https://www.winkworth.co.uk/sale/property/ISL260497

Tenure: Freehold

Council Tax Band: F

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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