



BALLS POND ROAD, DALSTON, LONDON, N1
£325,000 SHARE OF FREEHOLD

A WONDERFUL 415 SQ. FT. ONE BED APARTMENT 0.1 MILES TO DALSTON JUNCTION STATION

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

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DESCRIPTION:

An excellent one-bedroom flat positioned on the second floor of a well-maintained block just off Dalston's Kingsland Road. The property is in good condition and is flooded with natural light throughout. Accommodation includes a good-sized double bedroom with en-suite shower room, a separate W/C and an open plan kitchen/reception room. The property further benefits from integrated appliances, a share of the freehold alongside long underlying lease and no ground rent.

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. A variety of shops can also be found close by in Dalston Kingsland.

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.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

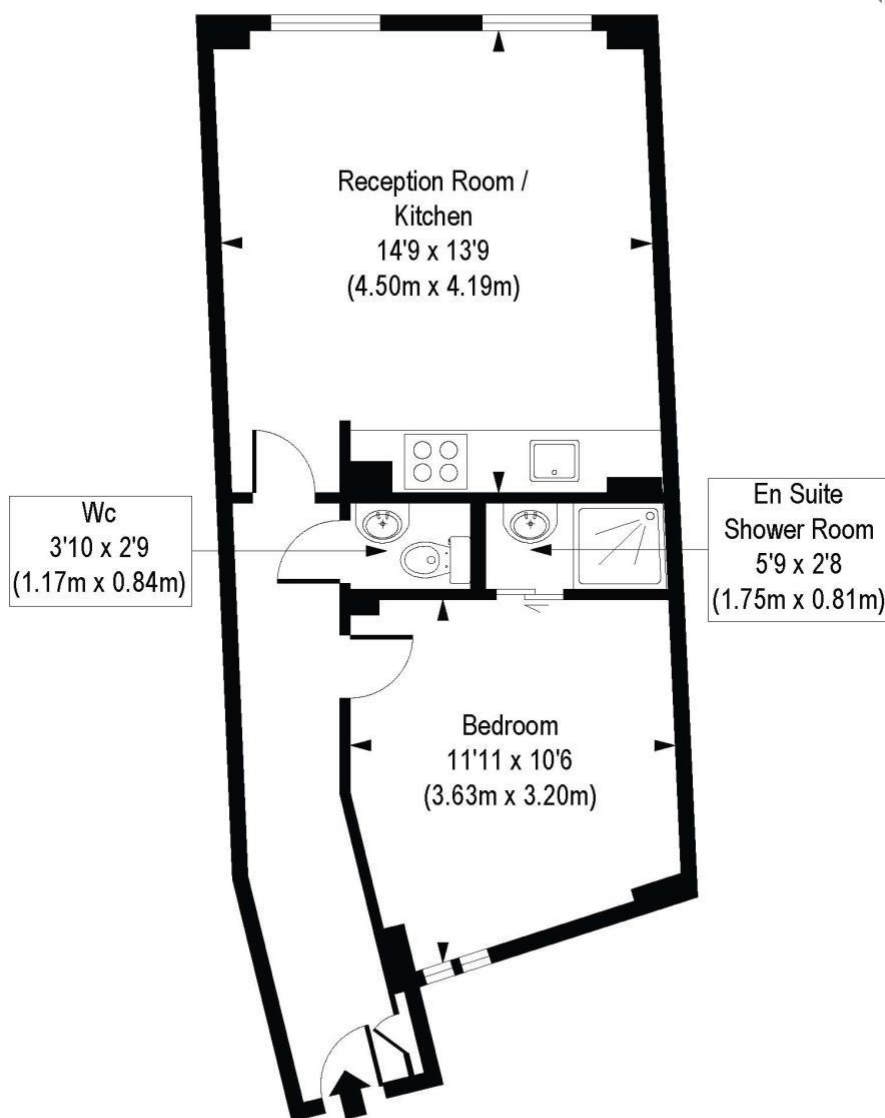
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Approx. Gross Internal Floor Area 415 sq. ft / 38.59 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Tenure: Share of Freehold

Term: 110 year and 5 months

Service Charge: £1500 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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