



BALLS POND ROAD, LONDON, N1
£995,000 FREEHOLD

**A 994 SQ. FT. THREE BEDROOM, TWO
 BATHROOM PERIOD HOME IN THE HEART OF
 N1**

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DESCRIPTION:

Offered to the market chain-free is this 994 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.

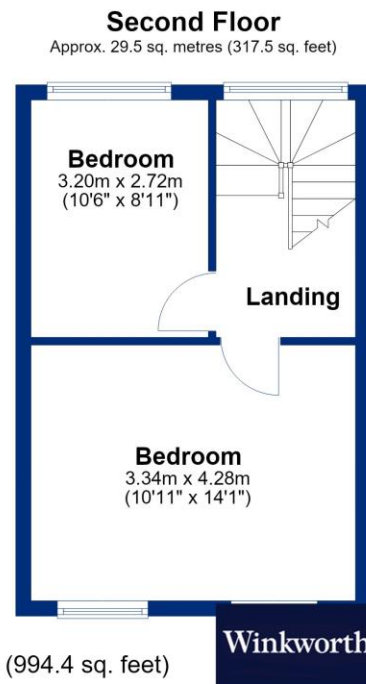
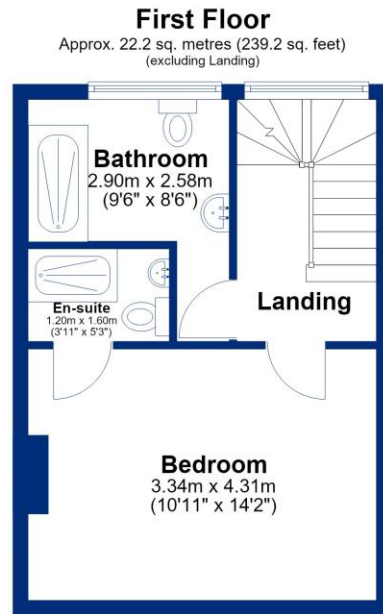
Balls Pond Road is conveniently located close to many restaurants, bars and boutique shops on Upper Street and is just a short distance away from Highbury fields.

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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Total area: approx. 92.4 sq. metres (994.4 sq. feet)

Balls Pond Road

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



<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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