



**BALMES ROAD, LONDON, N1**  
**OIEO £600,000 LEASEHOLD**

**A BRIGHT 730 SQ. FT. TWO BEDROOM, TWO BATHROOM FLAT WITH CITY VIEWS IN N1**

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## DESCRIPTION:

Spanning 730 sq. ft. is this well-proportioned two-bedroom flat set over the 11th floor of this sought-after development. The flat is presented in great condition throughout and comprises of master bedroom with ensuite, second good-sized double, family bathroom with bathtub, and an open plan living room/ kitchen. The property also offers an East facing Juliette balcony overlooking the City skyline off the living room area. The development further benefits from lift access, communal landscaped terrace, concierge and resident's gym.

The apartment is set at the South end of Southgate Road, just moments from the restaurants, pubs and shops of De Beauvoir, as well as having a convenient Tesco downstairs. The beautiful Rosemary Gardens is located opposite the development providing a range of sporting activities including tennis courts and a football pitch as well as a park area. For the sports enthusiast there is also a swimming pool and squash courts located nearby as well as a volleyball court next to Shoreditch Park and for those who prefer peaceful strolls, regents canal provides a tranquil escape for a run or walk.

The flat is perfectly located for easy transport across London and beyond and specifically for the City and Hoxton with a bus stop outside providing routes to Old Street, Bank, Moorgate and London bridge. The closest tube stop, is Old Street (Northern line) with over ground access provided at Haggerston which is just a short distance away whilst City airport and Kings Cross St Pancras facilitate easy international transport.

\*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.\*



**Balmes Road, N1**  
 Approx. Gross Internal Floor Area 730 sq. ft / 67.81 sq. m



ELEVENTH 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.



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		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS251261>

**Tenure:** Leasehold  
**Term:** 104 year and 10 months (Subject to change)  
**Service Charge:** £3500 per annum (approx.)  
**Ground Rent:** £ 250 Annually (Subject to review)  
**Council Tax Band:** D

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.