

Balmes Road, N1

Approximate Gross Internal Area = 1343 sq ft / 124.76 sqm



Nineth Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

«EpcGraph»

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 110 Curtain Road, Shoreditch, London, EC2A 3AH | 020 7613 1798
shoreditch@hunters.com | www.hunters.com

VAT Reg. No 918 7157 96 | Registered No: 06242984 England & Wales | Registered Office: 110 Curtain Road, London, EC2A 3AH
A Hunters franchise owned and operated under license by PR Alliance Limited

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Balmes Road, London, 1, N1 5TQ

3 Bedrooms | 4 Bathrooms | South Facing | Communal Sauna & Gym
Stunning Views | 24 Hour Concierge | |

Asking Price: £900,000



Balmes Road, London, 1, N1 5TQ

Hunters are proud to present this truly magnificent and extremely spacious 11th floor 3 bedroom apartment within a portered luxury development. Offering just over 1300 sq ft of modern contemporary living space and comprising of a designer kitchen, 4 luxury bathrooms and excellent City & Canal views. Also benefiting from 24 hr concierge, gym, sauna & steam room.

Moments from Regents Canal and within walking distance of Old Street Tube (Northern Line and National Rail) Also within walking distance to the trendy bars, restaurants and boutique shops of Shoreditch and Hoxton.

Lease terminates 29/03/2129 – 125 years
Service Charge £4,368.74 pa
Ground Rent £300.00 pa

OPENING HOURS

Monday - Thursday 9am - 6:30pm
Friday 9am - 6pm
Saturday: 11am - 4pm
Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

