



### **Balmes Road, London, N1**

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, secure off street parking spac 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 (Norther Line and National Rail) Also within walking distance to the trendy bars, restaurants and boutique shops of Shoreditch and Hoxton.

Service Charge: £4,241.49 p/a

Ground Rent: £500 p/a

Lease Length: 125 years from 29th March 2004.

Sales Price: £999,950

Council Tax: D

### **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.

