

PARKER JAMES

ESTATES

Established since 1995



Balmes Road

London N1 5SW

- Available 13th August
- Raised ground floor
- Neutral decoration
- Ensuite bathroom
- Close to Regent's Canal
- Furnished
- Wood flooring
- Fitted kitchen
- Haggerston station walking distance
- Rosemary Gardens nearby

£2,500 Per Month

Balmes Road

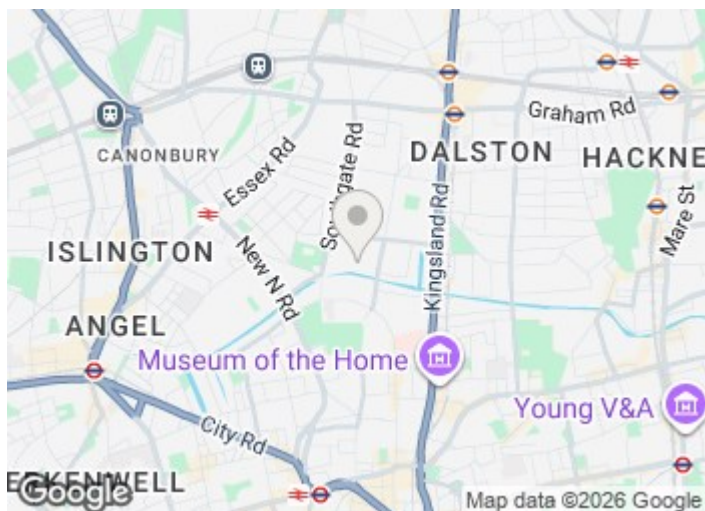
London N1 5SW



Available from the 13th of August on a furnished basis is this raised ground floor maisonette in De Beauvoir Town just a short distance from Haggerston station.

This well presented 54 sqm property which has wood flooring throughout and is neutrally decorated property comprises an entrance hall, reception room with space for dining and which is open plan to a fitted kitchen with integrated appliances, one double bedroom with a fully tiled ensuite bathroom and additionally a fully tiled shower room accessed from the hallway.

Balmes Road is a primarily a residential road close to amenities including a Tesco Express and within walking distance of Haggerston (Overground) station, the picturesque Regent's Canal with its Houseboats, local pubs such as the ever popular De Beauvoir Arms and well regarded independent restaurants whilst outdoor space can be enjoyed in nearby Rosemary Gardens.



[Directions](#)

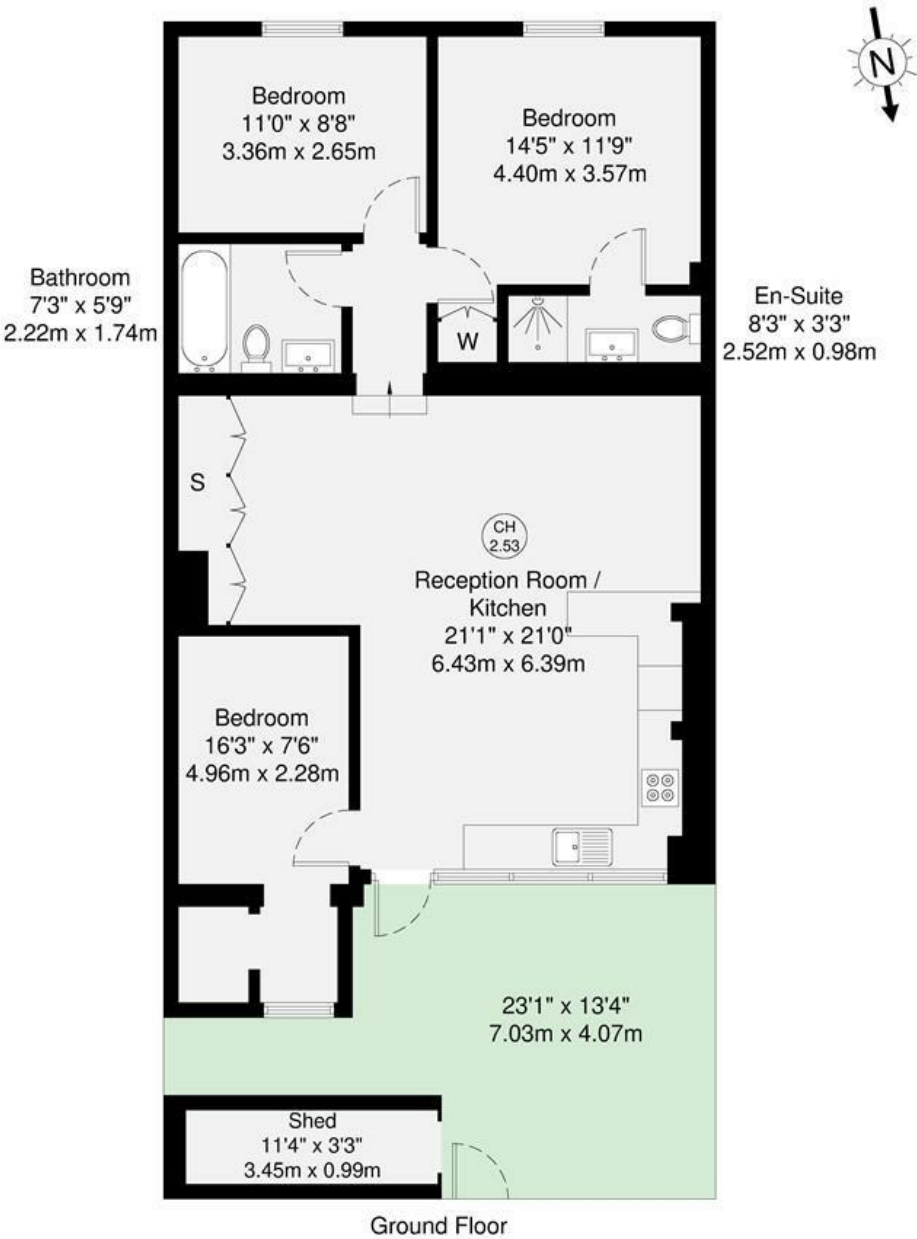


Floor Plan



Balmes Road, N1

GROSS INTERNAL AREA
83.2 sq m / 895 sq ft
SHED
3.4 sq m / 36 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
83.2 sq m / 895 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.4 sq m / 25 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
28.6 sq m / 307 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

