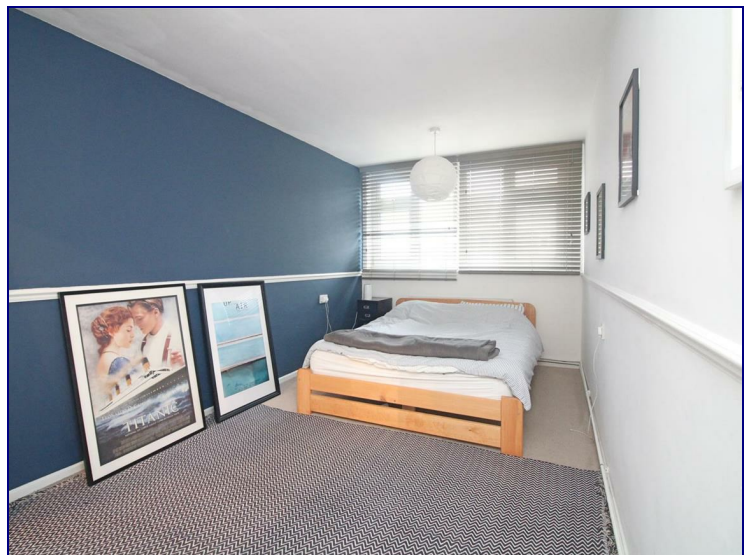
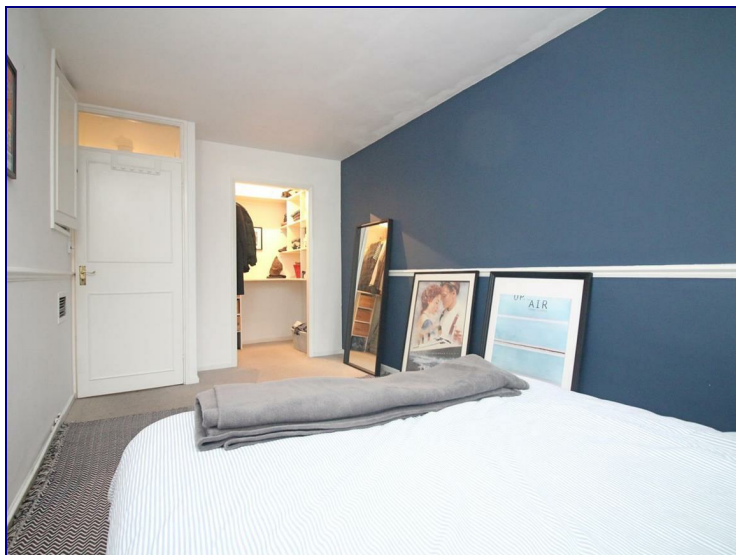


**Ballance Road, London, E9 5SR**



**£1,250 Per Month**

**\*SPACIOUS 1 BEDROOM FLAT\***

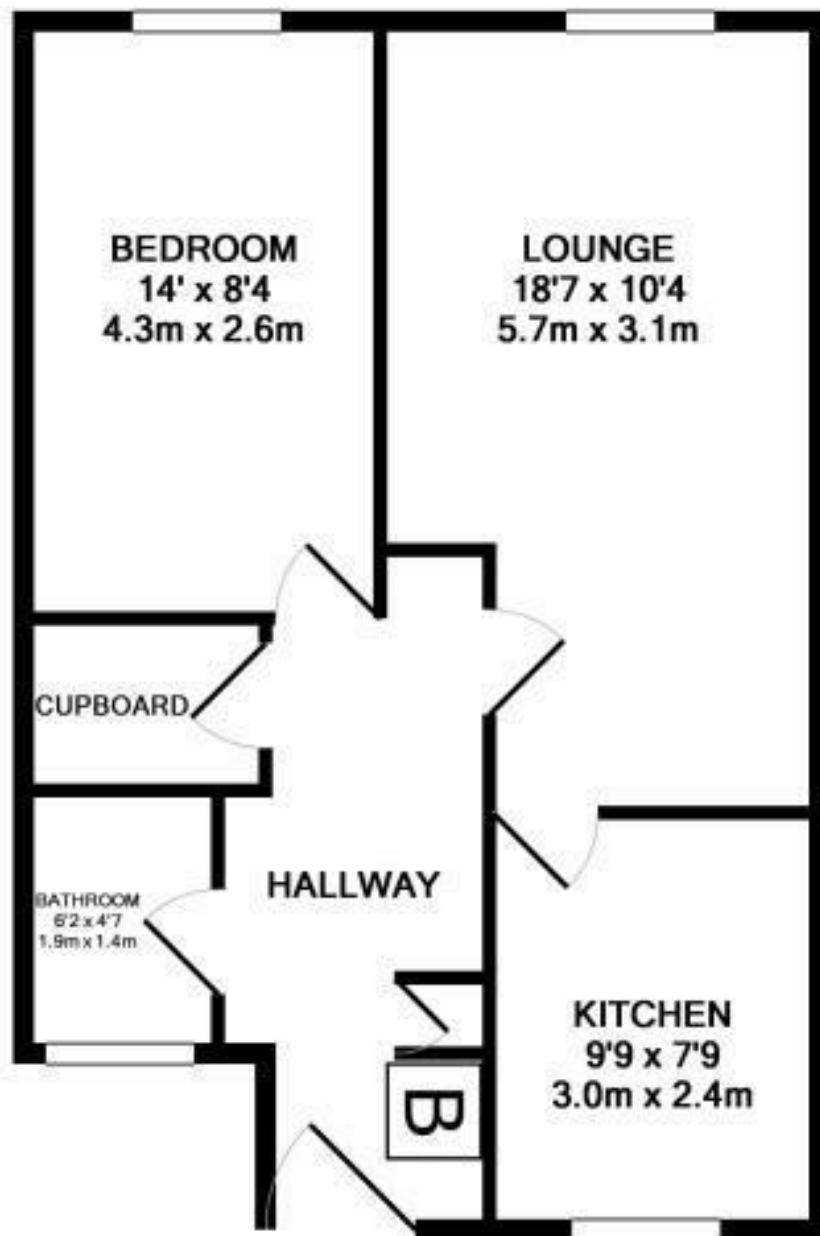
Kings Group are delighted to present a one bedroom flat on Ballance road in the borough of Hackney.

This one bedroom property is on the second floor and consists of a beautiful modern style bathroom, a spacious open plan kitchen with spectacular kitchen sides and appliances, a large sitting room which is of perfect size to have guests in and also a double bedroom with a bicycle rail.

This property is located 2 mins walk from Homerton overground rail station, Victoria park and trendy clubs located in Hackney such as Well street and Hackney central.







**TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire  
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