



**32a, Ballance Road,
London**

£315,000 Leasehold



32a, Ballance Road, London

326 Mare Street, Hackney, London, E8
1HA

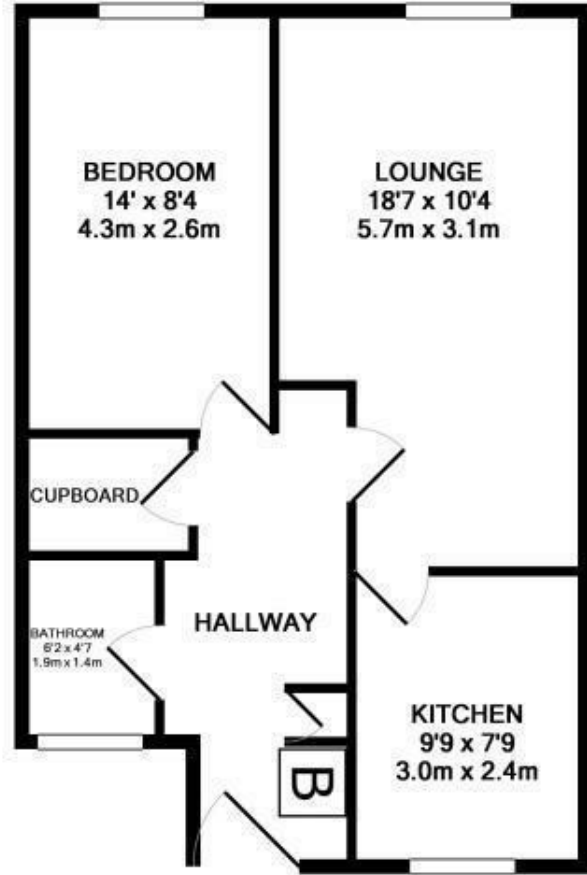
0208 510 0808
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- One Bedroom
- Great Condition Throughout
- Excellent Location
- 0.1 Mile to Homerton Station
- EPC Rating : D

Kings Group are delighted to present this beautifully maintained one-bedroom flat, offering a perfect blend of comfort, style, and convenience. Finished to a high standard throughout, the property boasts a bright and spacious living area, a modern fitted kitchen, a generously sized double bedroom, and a contemporary bathroom suite.

The flat is presented in excellent condition, making it an ideal opportunity for first-time buyers, investors, or those looking to downsize. Additional benefits include ample natural light, well-proportioned rooms, and a welcoming atmosphere throughout.

Situated within easy reach of local amenities, transport links, and green spaces, this superb home offers both practicality and lifestyle appeal in a highly sought-after location. Early viewing is highly recommended.



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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