

# BOLEYN ROAD, DALSTON, N16

Red.



## £550,000

A bright and spacious top-floor apartment with a private terrace and far-reaching views across London.

This well-presented apartment offers a large double bedroom and a versatile second room, ideal as a study, nursery, or occasional guest bedroom. The generous open-plan kitchen and living area is filled with natural light from large windows, which open directly onto a private terrace, a perfect spot for relaxing or entertaining while enjoying panoramic city views.

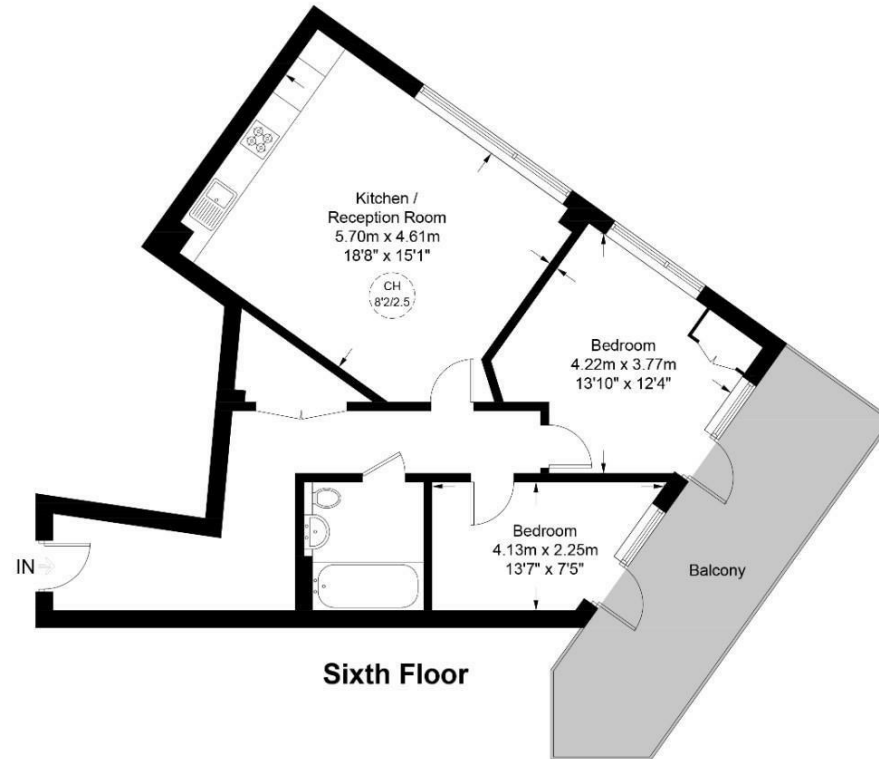
The property also features a modern, well-proportioned bathroom and excellent built-in storage throughout. Heating and hot water are included in the service charge, providing added value and convenience.

Ideally located, the apartment is just moments from an array of bars, restaurants, galleries, and supermarkets. Excellent 24-hour transport links offer quick and easy access to all parts of London.



## Boleyn Road, N16

Approximate Gross Internal Area = 758 sq ft / 70.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID915000)

- Bright and spacious top-floor apartment
- Private terrace with panoramic views
- Generous open-plan kitchen and living area
- Large double bedroom plus versatile second room
- Modern bathroom and excellent storage throughout
- Utility room
- Heating and hot water included in service charge
- Secure video entry system
- Moments from bars, restaurants, galleries and shops
- Excellent 24-hour transport links across London

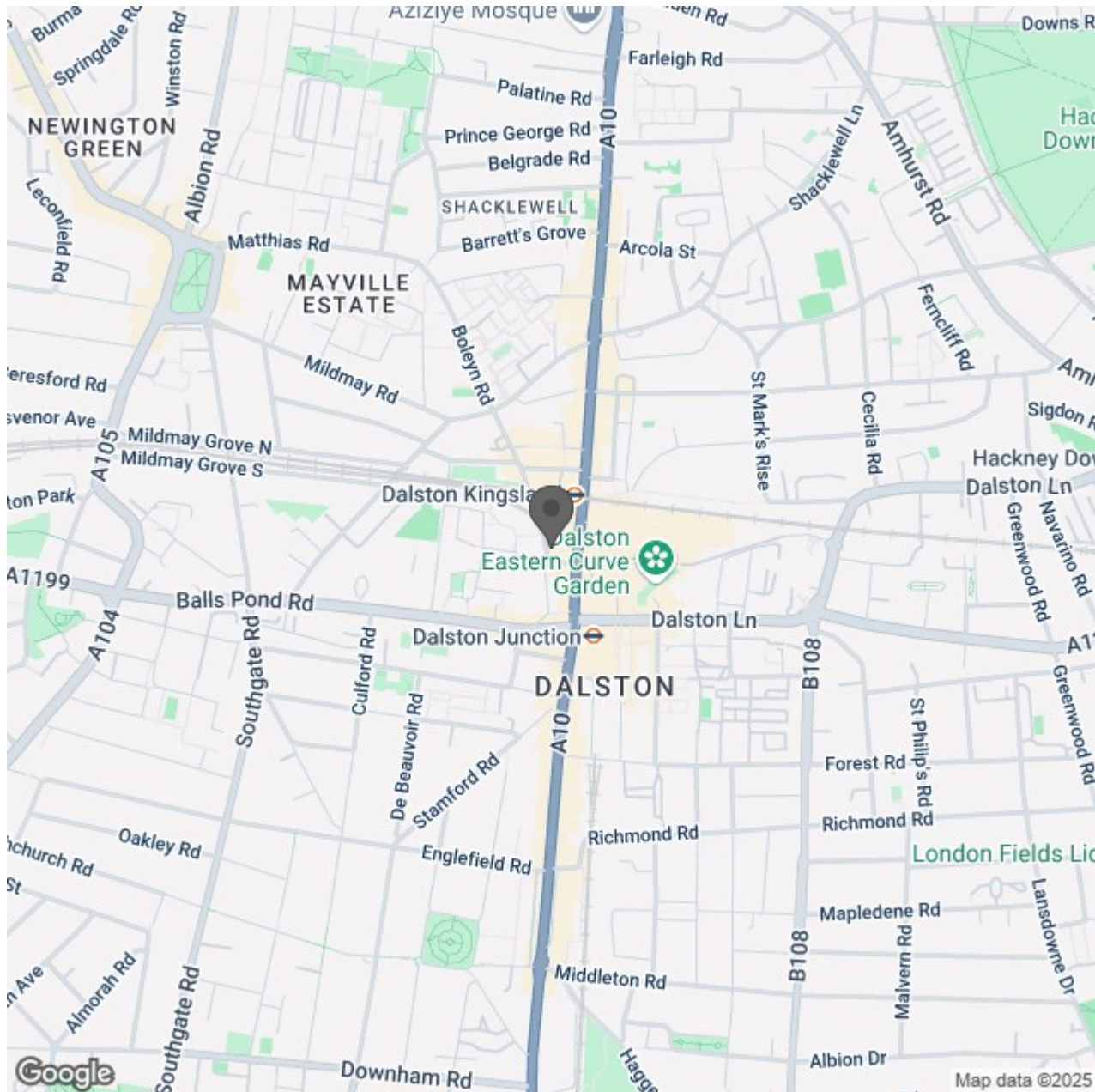


### Energy Efficiency Rating

	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>		
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