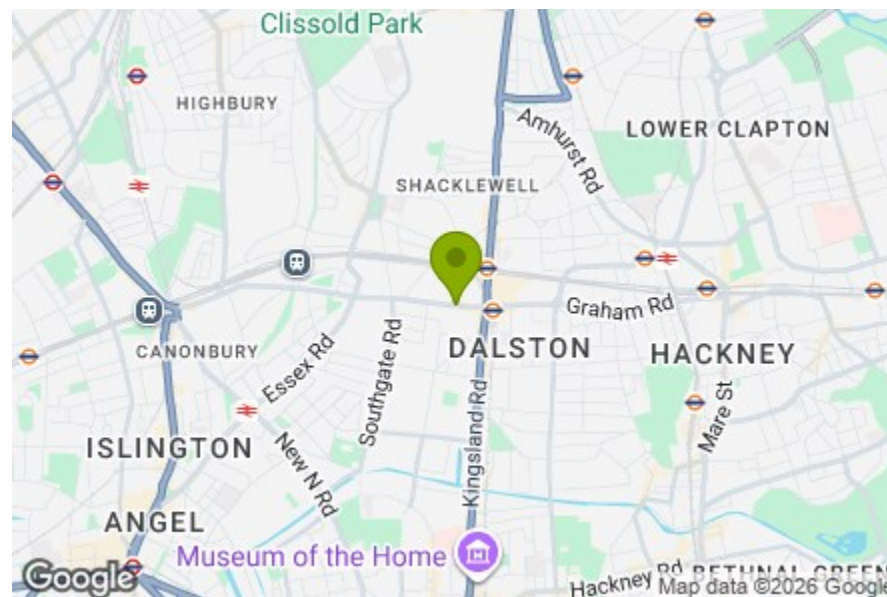


Bathroom
Bedroom
6'1" x 12'5"
Bedroom
9'0" x 10'6"
Garden
16'6" x 9'10"
Kitchen/Lounge/Diner
14'9" x 23'8"

Total Area (Excluding Garden): 67.0 m² ... 722 ft²

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	74
England & Wales	EU Directive 2002/91/EC



BALL'S POND ROAD, DALSTON

Offers In The Region Of £650,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Private Garden
- Contemporary Apartment
- Two Double Bedrooms
- Split Level
- Design Led interior
- Open Plan living
- Immaculate condition
- Superb transport links

Set on vibrant Ball's Pond Road, this beautifully presented two bedroom split-level apartment places you within easy reach of De Beauvoir, Dalston and Islington's many independent cafés, restaurants and green spaces. With a private garden, contemporary interiors and excellent transport links, it offers a stylish and thoughtfully designed home in one of North London's most well-connected neighbourhoods.

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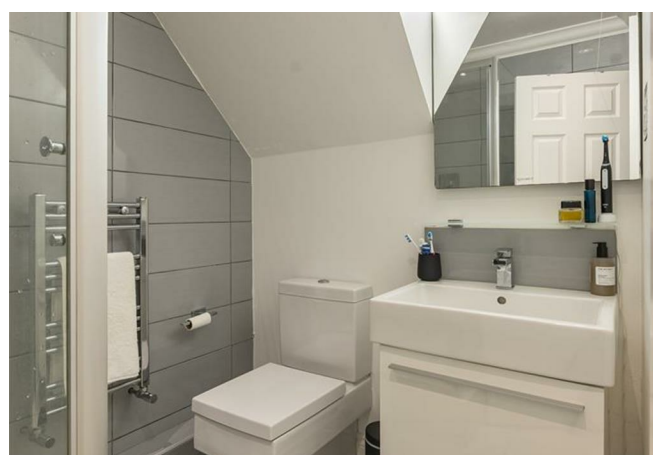
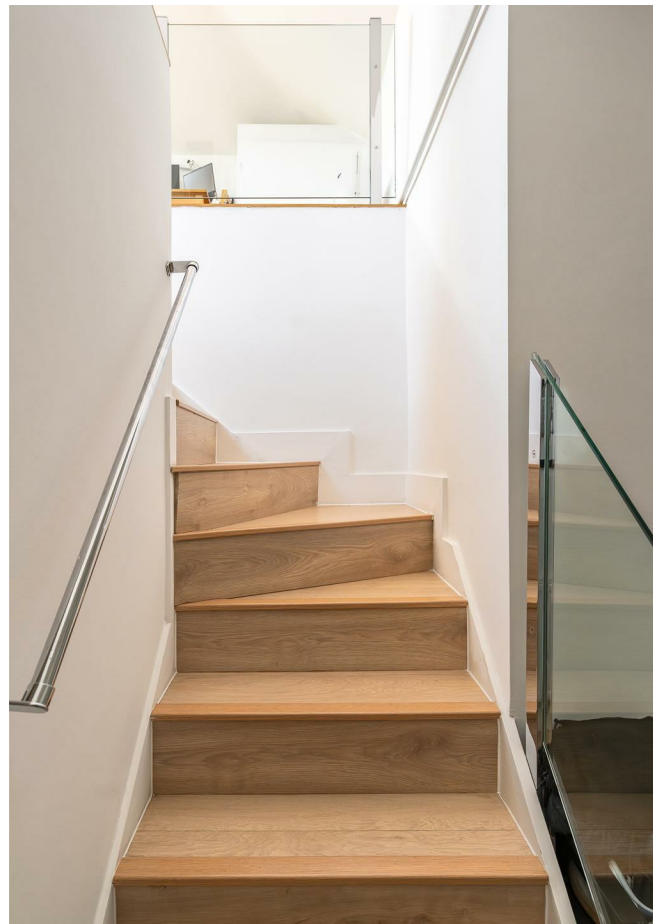
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IF YOU LIVED HERE...

Arranged over two levels and presented in immaculate condition throughout, this contemporary apartment has been carefully designed to make the most of its space and natural light. The ground floor is centred around a generous hallway, which leads to two double bedrooms and the family bathroom. The principal bedroom sits to the rear and features built-in storage, while the second double bedroom provides plenty of flexibility for guests, home working or sharing.

The first floor is devoted to a striking open-plan living space, where the kitchen, dining and reception areas

come together in one bright and sociable room. Multiple skylights draw daylight deep into the space, complementing the pale flooring and clean, modern finish. The U-shaped kitchen offers ample storage and worktop space, while the layout allows for distinct dining and seating areas without compromising the open feel.

Outside, the private garden provides a welcome extension of the living space, with room for outdoor dining, planting or simply unwinding at the end of the day. Combined with the split-level layout and design-led interiors, it's a home that feels both practical and inviting.



WHAT ELSE?

- Dalston Junction, Dalston Kingsland and Canonbury stations are all within easy reach, offering Overground connections across London, while frequent bus routes run along Ball's Pond Road.
- The surrounding area is packed with excellent independent spots, including The Good Egg on Stoke Newington Church Street, Primeur on Petherton Road and the many cafés, bars and restaurants of Upper Street and De Beauvoir.
- Clissold Park, Highbury Fields and the New River Walk are all nearby, providing plenty of green space, while the West Reservoir offers waterside walks, sailing and a nature-rich escape from the city.

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