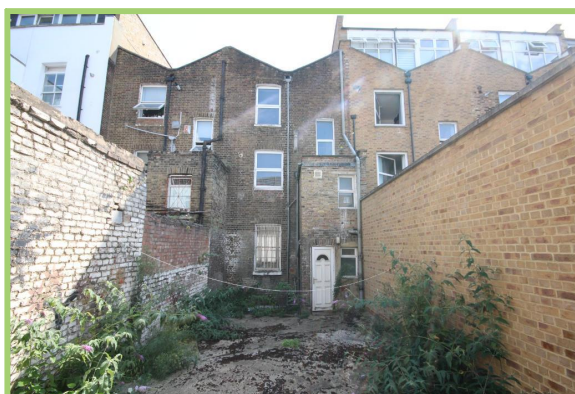


**Balls Pond Road, Dalston  
 5 Bedroom Terraced**

**Price: Offers in Excess of £950,000**



- ✓ Freehold House
- ✓ Two Bathrooms
- ✓ Complete Refurbishment Required.

- ✓ Six Rooms
- ✓ Private Garden
- ✓ 1,858 sq ft



## Balls Pond Road, Dalston

A Well Located Development Opportunity Comprising a Substantial Six Room Lower Ground and Raised Ground Floor House Measuring Approximately 1,858 sq ft (172,7 sq m).

This property is in need of complete refurbishment, perfect for investors.

Please call for more information.





Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



Total area: approx. 172.7 sq. metres (1858.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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.  
 Plan produced using PlanUp.

## Energy Performance Rating

