



**Balls Pond Road, London
N1 4AJ**

£1,200 Per Month

Ground floor, self contained, studio flat(8m x 2.75m) with mezzanine bedroom area (2.75m x 1.7m), fitted kitchen and shower room. Fully furnished including all kitchen utensils. Close to Dalston tube station and bus stops. Heating and electricity included in the rent, tenant pays Council Tax (lowest band A) plus water rates.





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			
England & Wales		EU Directive 2002/91/EC	

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