



24 COLEMAN FIELDS

LONDON, N1 7AD

£685,000
LEASEHOLD

Step into this fantastic two-bedroom gem nestled in the heart of Islington's Coleman Fields.

This charming pad offers two spacious double bedrooms, two bathrooms and a roomy reception area, so there's plenty of space to stretch out and relax.

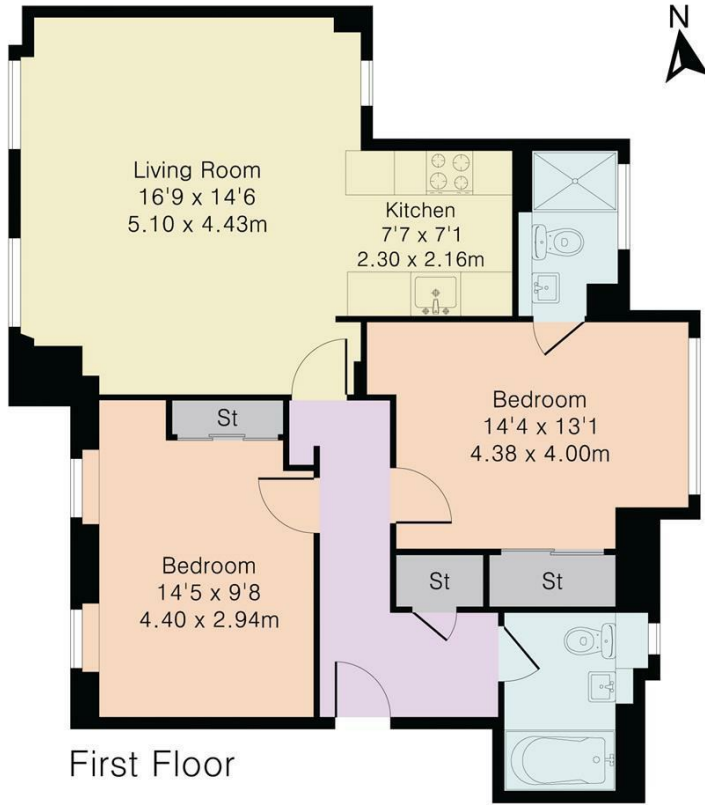
You're in for a treat with Islington Green, Upper Street, Angel, and Broadway Market just a stroll away. Getting around is a breeze with bus routes linking you to the City and West End, and Essex Road station nearby for quick trips to Moorgate.

Explore the vibrant scenes of Hoxton, Shoreditch, London Fields, and Old Street, where trendy bars, delicious eateries, and unique boutiques await your discovery.

Don't miss out on experiencing the best of Islington living in this cozy yet stylish pad.

NH NobleHouse
services

Approximate Gross Internal Area 773 sq ft – 72 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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