



24 COLEMAN FIELDS

LONDON, N1 7AD

£675,000
LEASEHOLD

Discover this fantastic two-bedroom property nestled in the heart of Islington's Coleman Fields.

This charming home features two spacious double bedrooms, two bathrooms, and a bright and spacious reception area.

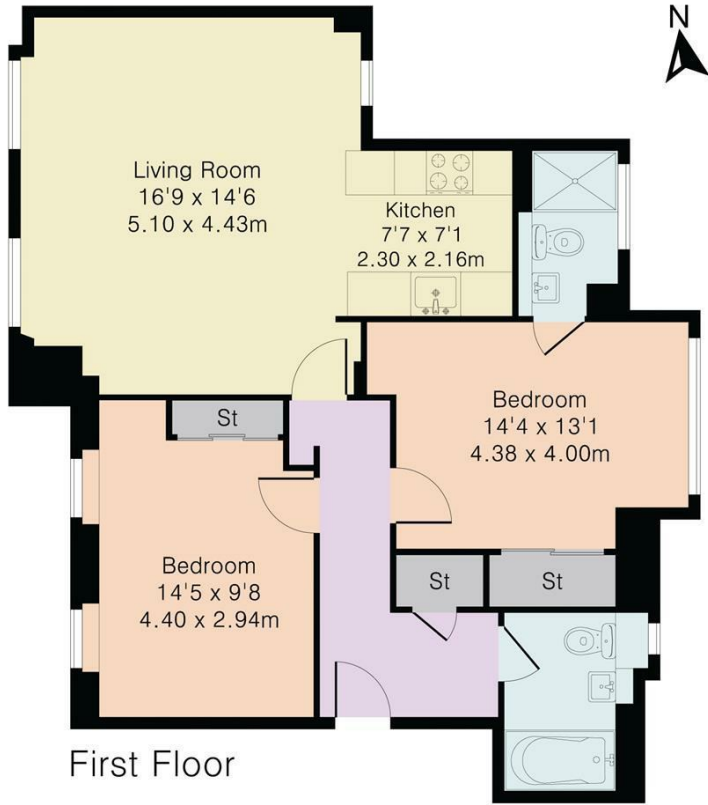
You'll love the proximity to Islington Green, Upper Street, Angel and De Beauvoir all just a short stroll away. Convenient bus routes connect you to the City and West End, and Essex Road station offers quick trips to Moorgate.

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 the chance to experience the best of Islington living in this fantastic residence.

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 | | |
| (69-80) C | | 82 |
| (55-68) D | 69 | |
| (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

Noble House Services - Lettings
Unit 1 25-26 Enford Street
London
W1H 1DG

02076 891000
enquiries@nh-services.co.uk
www.nh-services.co.uk

