



24 COLEMAN FIELDS LONDON

£675,000
LEASEHOLD

This superb two-bedroom property is nestled in the picturesque Coleman Fields of Islington, offering an abundance of space and natural light.

Set within a charming development, the residence boasts two generously sized double bedrooms, two bathrooms, and a wonderfully spacious patio, perfect for relaxation and entertaining. The expansive reception room provides ample space for comfortable living.

Conveniently located within walking distance of Islington Green, Upper Street, Angel, and Broadway Market, residents can enjoy easy access to an array of trendy bars, restaurants, galleries, and boutique shops. Transport links are excellent, with several bus routes connecting New North Road and Essex Road to the City and West End, while Essex Road station provides access to National Rail trains to Moorgate.

For those seeking a vibrant lifestyle, the trendy neighbourhoods of Hoxton, Shoreditch, London Fields, and Old Street are easily reachable, offering even more entertainment options and cultural experiences. This property truly offers the perfect blend of contemporary living and urban convenience.



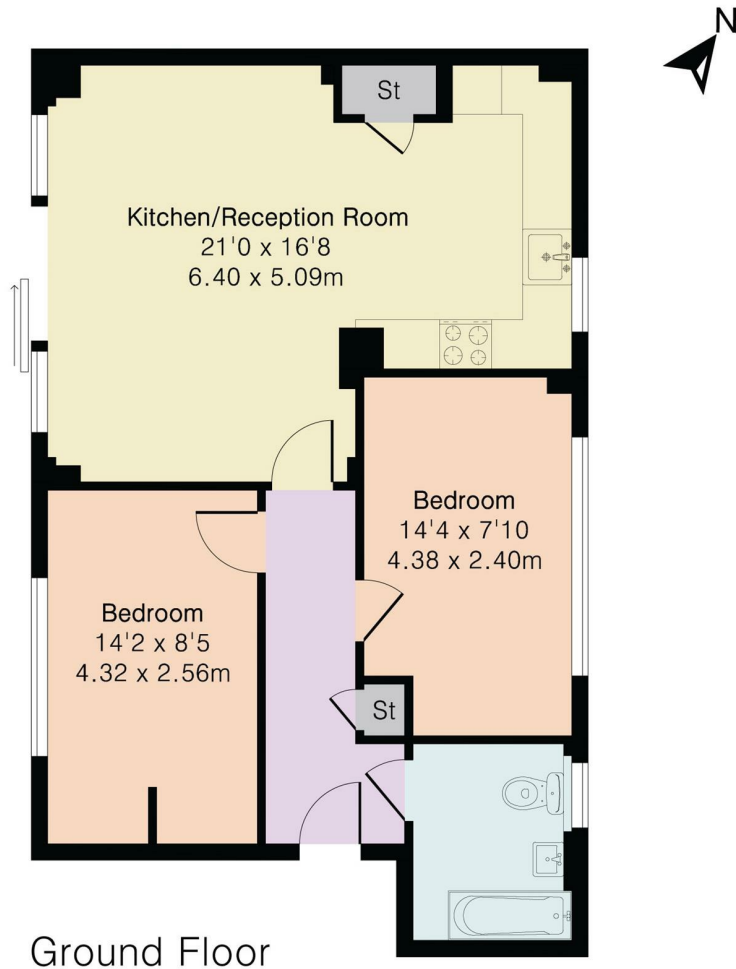
- Two Bedrooms • One Bathroom • Open Plan-Kitchen Reception • Built-In Wardrobes • Private Patio



- Council Tax Band: E (Islington) • Service Charge: £2,400.00 per annum (Estimated) • Chain Free



Approximate Gross Internal Area 680 sq ft - 63 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(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

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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