



# Island Apartments

30 Coleman Fields, N1

£3,000 per month  
(£692.31 per week)

A two double bedroom maisonette apartment set on the ground and first floor of this popular modern development. With its own private entrance, the property consists of a large open plan reception room, two bedrooms, bathroom and patio

**CHESTERTONS**





# Island Apartments

30 Coleman Fields, N1

- Two Double Bedrooms
- Open Plan Reception Room
- Modern Bathroom
- Private Patio



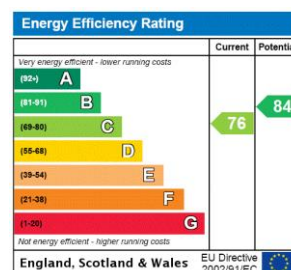


A two double bedroom maisonette set on the ground and first floor of this popular modern development by Taylor Wimpey.

With its own private entrance, the property consists of a large open plan reception room with doors leading onto a private patio, two double bedrooms with built in storage, a modern family bathroom with bath and stand alone shower and a separate guest WC.

The property is light, airy and spacious and is well positioned for access to both Highbury & Islington (National Rail & Victoria line) and Old Street (Northern line). Angel is also within easy reach along with the amenities of Upper Street.

**Minimum Term:** 12 months  
**Deposit Required:** £3,461.54  
**Local Authority:** Islington  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished**



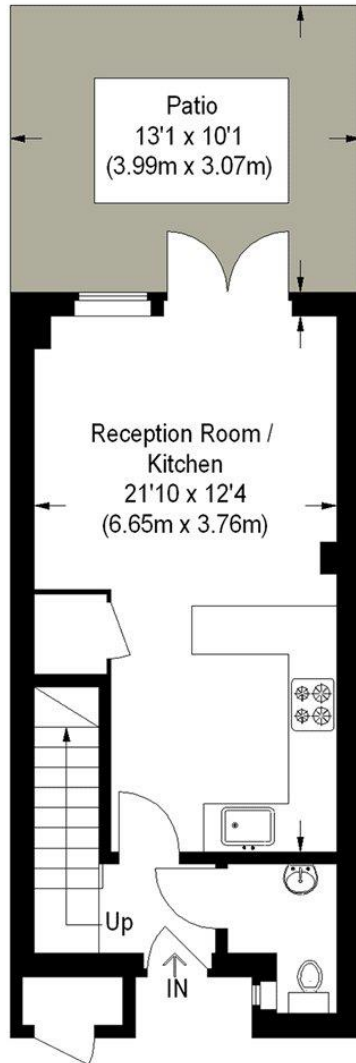
### Chestertons Islington Lettings

327-329 Upper Street  
 London  
 N1 2XQ  
 islington@chestertons.co.uk  
 02072264221  
 chestertons.co.uk

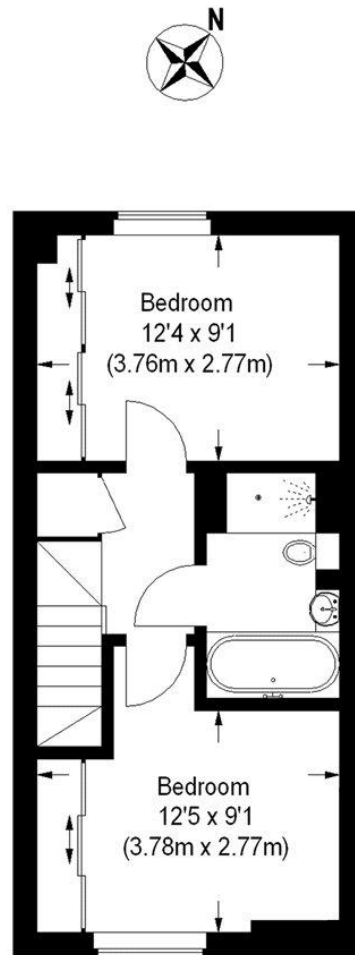
Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees

# Coleman Fields, N1

Approximate Gross Internal Area  
678 sq ft / 63 sq m



Ground Floor  
334 sq ft / 31 sq m



First Floor = 344 sq ft / 32 sq m

## For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

