

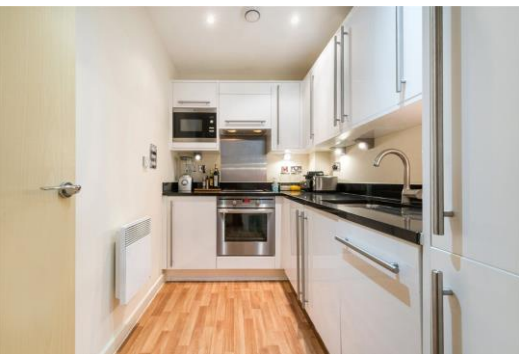


Coleman Fields

Islington, N1

Asking Price £425,000

A bright and well presented 1 double bedroom apartment set on the second floor of this popular, secure modern development, benefitting from landscaped communal gardens.



Coleman Fields

Islington, N1

- A bright 1 double bedroom flat set on the second floor
- Spacious reception room and separate kitchen
- Landscaped communal gardens
- Good access to Highbury & Islington station, Essex Road station and Angel Underground



A bright and well presented 1 double bedroom apartment set on the second floor of this popular, secure modern development, benefitting from landscaped communal gardens. Accommodation comprises; good size double bedroom with built-in wardrobes, reception room with doors opening to a Juliette balcony, separate well appointed kitchen, bathroom and 2 storage cupboards in the entrance hall. The Island Apartments occupies a prominent position on the corner of Coleman Fields and Prebend Street, affording superb access to the walks of the canal and the greenery of the gardens of Rosemary Gardens and Shoreditch Park. Convenience shopping can be found at the Co-Operative & Tescos on New North Road along with Budgens on the corner of Packington Street and Prebend Street. The bars/pubs and deli's of De Beauvoir are only a short stroll away on Southgate Road. Essex Road station provides good train links to the City, along with the Underground at both Highbury & Islington and Angel.

Tenure: Leasehold 230 years 8 months

Service Charge: £2216

Ground Rent: £250

Local Authority: Islington Council

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	83	87
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

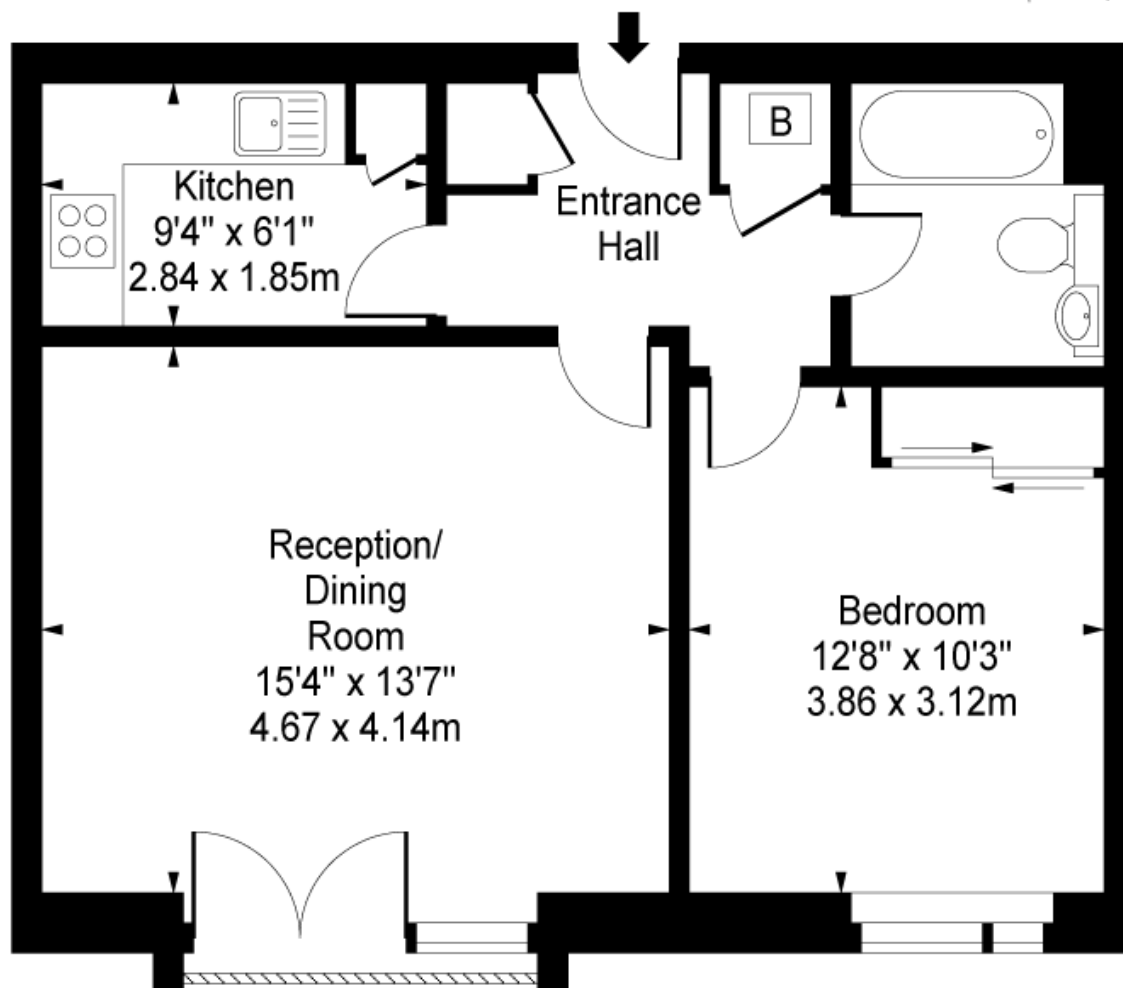
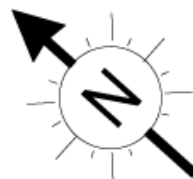
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

The Island Apartments, Coleman Fields, N1



Second Floor

Approx Gross Internal Area **545 Sq Ft - 50.63 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 008325M

