



Coleman Fields

Islington, N1

Offers in excess of £1,750,000

This charming Victorian two-bedroom, two-bathroom house is situated in the highly sought-after Arlington Square Conservation Area, a peaceful and picturesque neighbourhood renowned for its historic character and green spaces. Set on a quiet street, this property offers an elegant blend of period features and contemporary comfort.

CHESTERTONS



Coleman Fields

Islington, N1

- Victorian freehold
- End-of-terrace
- Two bedrooms
- Two bathrooms
- Turn-key
- Garden



Upon entry, you are welcomed into a raised ground floor with a spacious double open reception room, which exudes warmth and charm. The rooms feature a beautiful fireplace, intricate ceiling rose, original shutters, and sash windows that allow an abundance of natural light to flood the space, creating an inviting and airy atmosphere. A well-appointed shower room is conveniently located on the half landing, adding practicality to the layout. The first floor is home to two generous double bedrooms, which enjoy peaceful views over the surrounding streets and greenery with a stylish family bathroom on the second floor. The lower ground floor is a true highlight, featuring a superb open-plan kitchen and dining area, ideal for both family living and entertaining. The kitchen is well-equipped with modern appliances, and the dining space seamlessly flows out to a charming patio garden, providing an ideal setting for outdoor dining or relaxation. There is also additional storage in the garden. The property is ideally located on Coleman Fields, a peaceful and vibrant area with easy access to a range of local amenities. The nearby Arlington Square offers a tranquil green space for outdoor activities, perfect for those who appreciate nature and quiet surroundings. Additionally, the area boasts excellent local cafes, restaurants, independent shops, and a variety of grocery stores, providing everything you need within walking distance. Transport links are excellent, with Angel Station (Northern Line) within close proximity, offering quick access to Central London. The many amenities of Islington Green, Upper Street, Angel and Broadway Market are approximately 0.6 miles away, with the Canal towpath providing a wonderful tranquil passage. A plethora of transportation links encompassing many bus routes to the City and West End are available from both New North Road and Essex Road, with Essex Road National Rail station located 0.4 miles away.

Tenure: Freehold
Local Authority: Islington Council
Council Tax Band: F

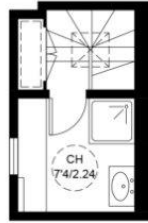
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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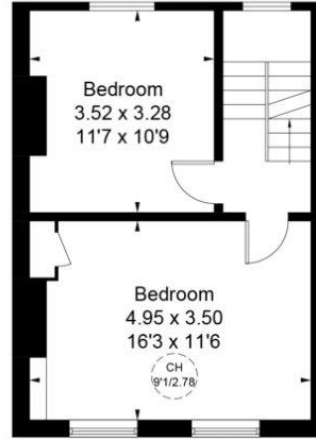
COLEMAN FIELDS, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 368 SQ FT / 34.2 SQ M
 RAISED GROUND FLOOR = 416 SQ FT / 38.6 SQ M
 (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 383 SQ FT / 35.6 SQ M
 SECOND FLOOR = 70 SQ FT / 6.5 SQ M
 REDUCED HEADROOM = 21 SQ FT / 2.0 SQ M
 STORE = 40 SQ FT / 3.7 SQ M
 VAULTS = 83 SQ FT / 7.7 SQ M
 TOTAL = 1381 SQ FT / 128.3 SQ M

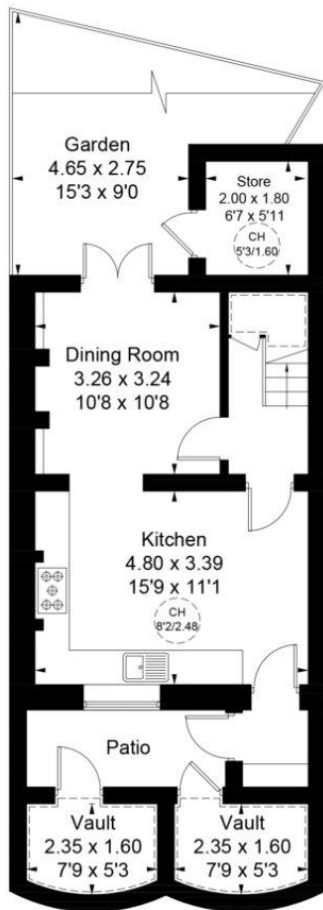


SECOND FLOOR

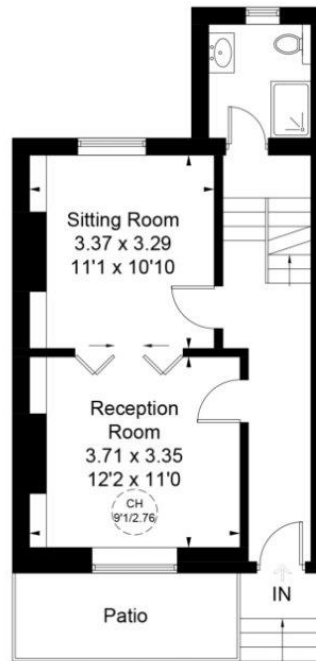
= Reduced headroom below 1.5m / 5'0"



FIRST FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1197050)