



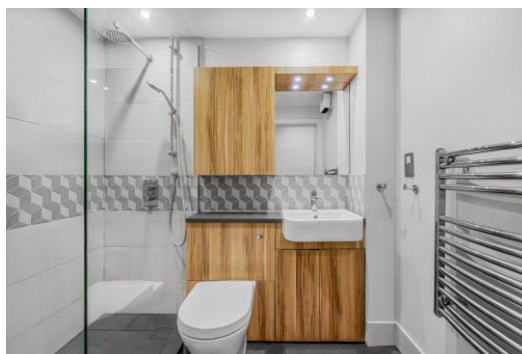
Island Apartments

Coleman Fields, N1

Asking Price £550,000

A bright and spacious 2 double bedroom apartment located on the fourth floor of popular secure modern development, moments from the amenities of Essex Road and Upper Street.

CHESTERTONS



Island Apartments

Coleman Fields, N1

- 2 double bedrooms
- Copious amounts of storage
- Modern open-plan living
- Close to transport links



A bright and spacious 2 double bedroom apartment located on the fourth floor of popular secure modern development, moments from the amenities of Essex Road and Upper Street. The property is well-proportioned comprising; two double bedrooms both with fitted wardrobes; contemporary bathroom with rainfall shower; stunning semi-open plan kitchen/living/dining space flooded with light from the dual aspect floor to ceiling windows. 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 & Tesco on New North Road along with Budgens on the corner of Packington Street and Prebend Street. The bars/pubs and delis 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: Share of Freehold 230 years 6 months

Service Charge: £3500

Ground Rent: £0

Local Authority: Islington

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

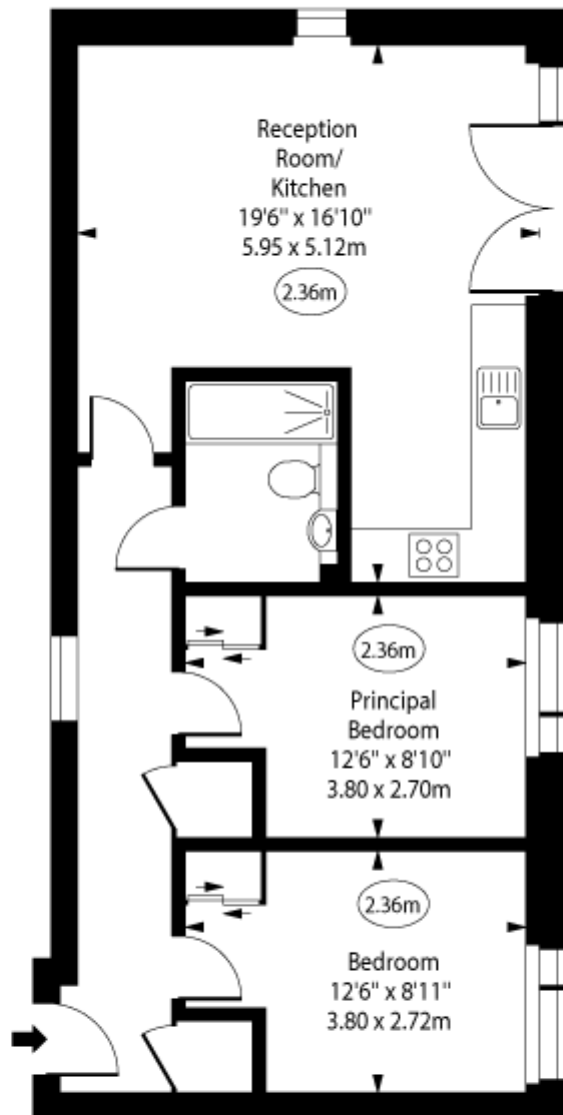
islington@chestertons.co.uk

020 7359 9777

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Island Apartments, Coleman Fields, N1

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area

637 Sq Ft - 59.18 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 028349.1R

