



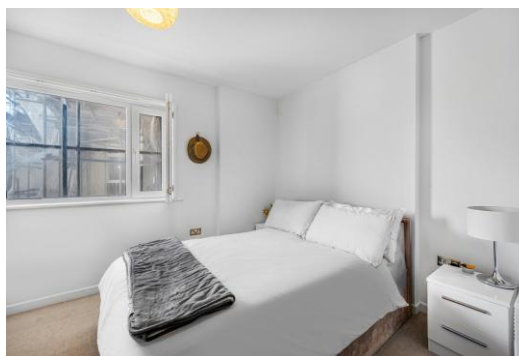
Island Apartments

30 Coleman Fields, N1

Asking Price £550,000

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

CHESTERTONS



Island Apartments

30 Coleman Fields, N1

- Split level duplex apartment
- 2 doubles bedrooms
- Modern open plan living
- Private patio space
- Close distance to Upper Street & Essex Road station



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

With its own private entrance this duplex comprises, a open plan modern kitchen/reception room with access to a private patio space, a downstairs WC, 2 double bedrooms both with built in storage space, a family bathroom with separate bath and tiled shower.

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's 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: Share of Freehold 230 years 5 months

Service Charge: £1932

Ground Rent: £0

Local Authority: Islington

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

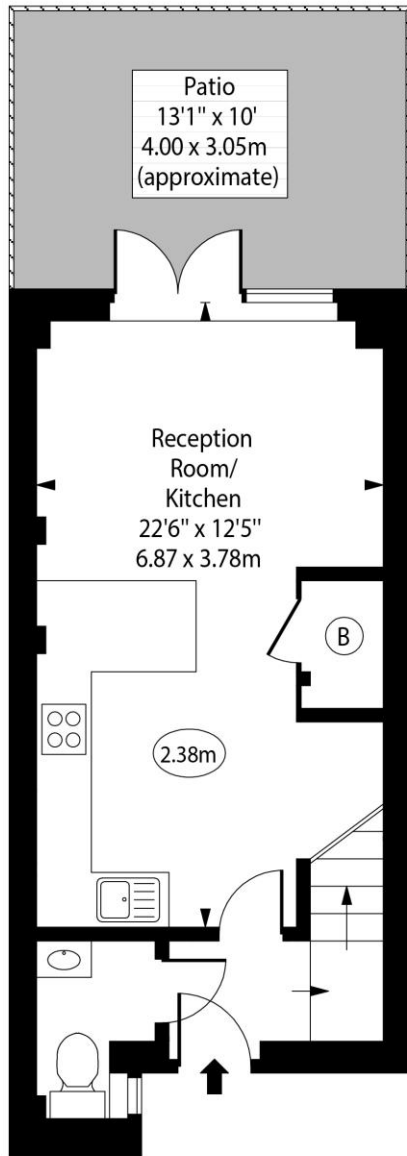
N1 2XQ

islington@chestertons.co.uk

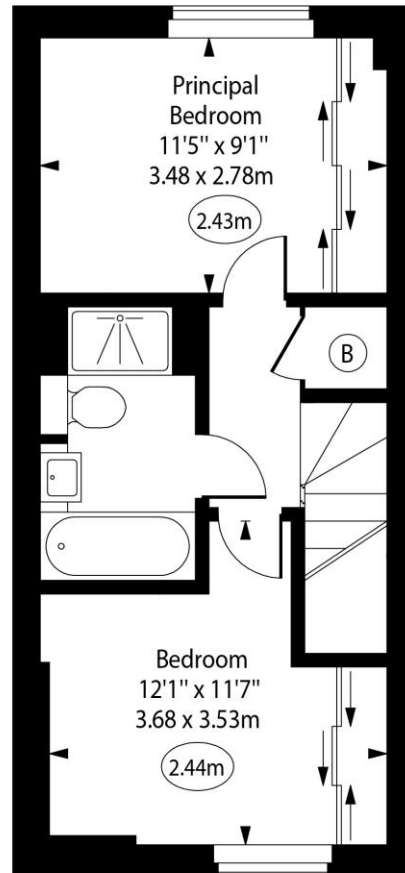
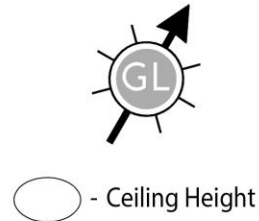
020 7359 9777

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Island Apartments, Coleman Fields, N1



Ground Floor



First Floor

Approx Gross Internal Area

700 Sq Ft - 65.03 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. 028502J

