



**FLAT 1 MONTANARO COURT 24
COLEMAN FIELDS**

**£675,000
LEASEHOLD**

This superb two-bedroom property is nestled in the picturesque Coleman Fields of Islington, offering an abundance of space and natural light.

Set within a charming development, the residence boasts two generously sized double bedrooms, two bathrooms, and a wonderfully spacious patio, perfect for relaxation and entertaining. The expansive reception room provides ample space for comfortable living.

Conveniently located within walking distance of Islington Green, Upper Street, Angel, and Broadway Market, residents can enjoy easy access to an array of trendy bars, restaurants, galleries, and boutique shops. Transport links are excellent, with several bus routes connecting New North Road and Essex Road to the City and West End, while Essex Road station provides access to National Rail trains to Moorgate.

For those seeking a vibrant lifestyle, the trendy neighbourhoods of Hoxton, Shoreditch, London Fields, and Old Street are easily reachable, offering even more entertainment options and cultural experiences. This property truly offers the perfect blend of contemporary living and urban convenience.



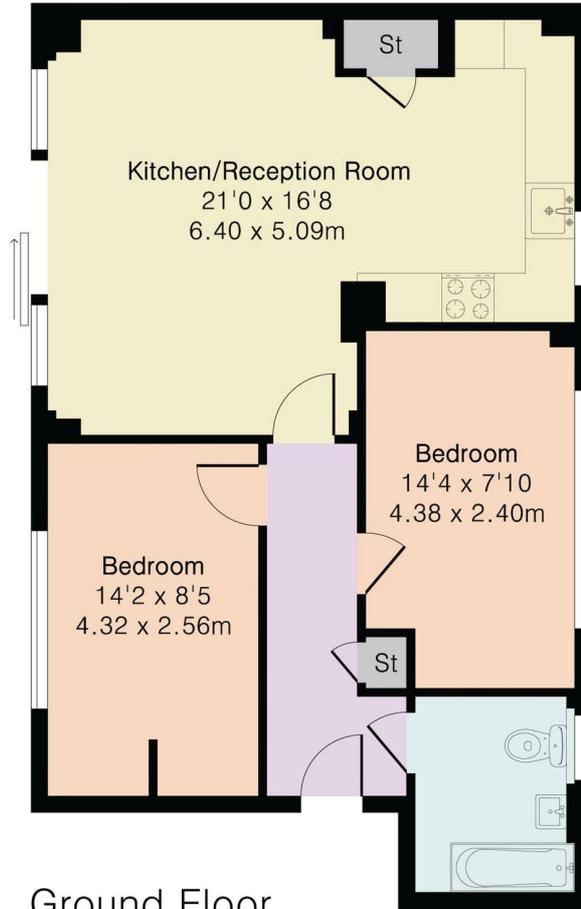
- Two Bedrooms • One Bathroom • Built-In Wardrobes • Private Patio • Open Plan-Kitchen Reception



- Council Tax Band: E (Islington) • Service Charge: £2,400.00 per annum (estimated) • Chain Free



Approximate Gross Internal Area 680 sq ft - 63 sq m



Ground Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Noble House Services - Lettings 02070888220
 5 Paper Mill Buildings, City Garden enquiries@nh-services.co.uk
 Row, www.nh-services.co.uk
 Islington
 London
 N1 8DW

