



MONTANARO COURT 24 COLEMAN FIELDS

£675,000
LEASEHOLD

Discover this fantastic two-bedroom property nestled in the heart of Islington's Coleman Fields.

This charming home features two spacious double bedrooms, two bathrooms, and a bright and spacious reception area.

You'll love the proximity to Islington Green, Upper Street, Angel and De Beauvoir all just a short stroll away. Convenient bus routes connect you to the City and West End, and Essex Road station offers quick trips to Moorgate.

Explore the vibrant scenes of Hoxton, Shoreditch, London Fields, and Old Street, where trendy bars, delicious eateries, and unique boutiques await your discovery.

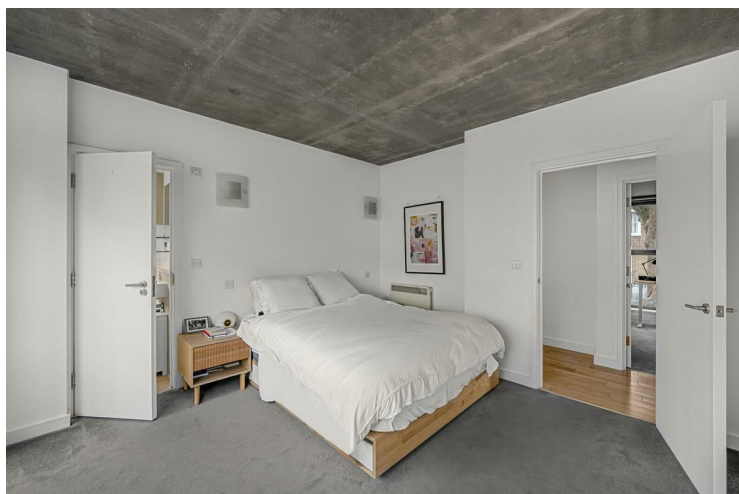
Don't miss the chance to experience the best of Islington living in this fantastic residence.



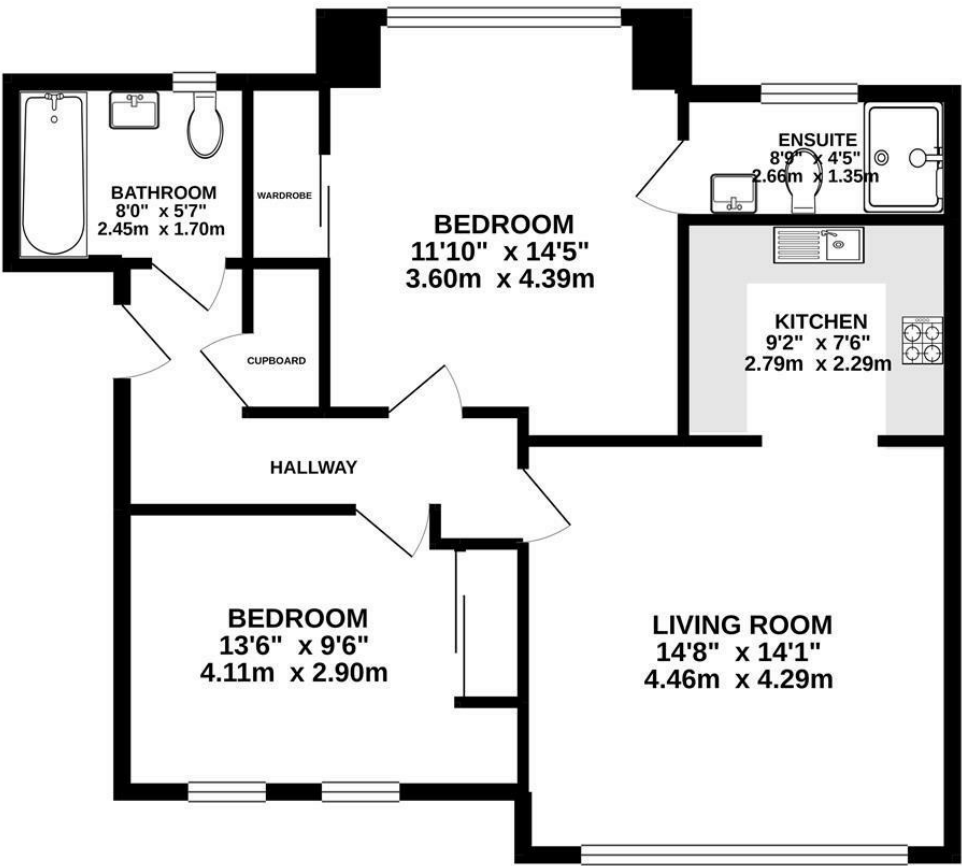
- Two Bedrooms • Two Bathrooms • Bright and Spacious Reception • Leasehold (100+ Years Remaining)



- Service Charge Est: £2,357 Per annum • EPC Rating C • Council Tax Islington (Band E) • Chain Free



1ST FLOOR



TOTAL FLOOR AREA: 775sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
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

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