



FLAT 4 14-22 COLEMAN FIELDS LONDON

£2,500 PER

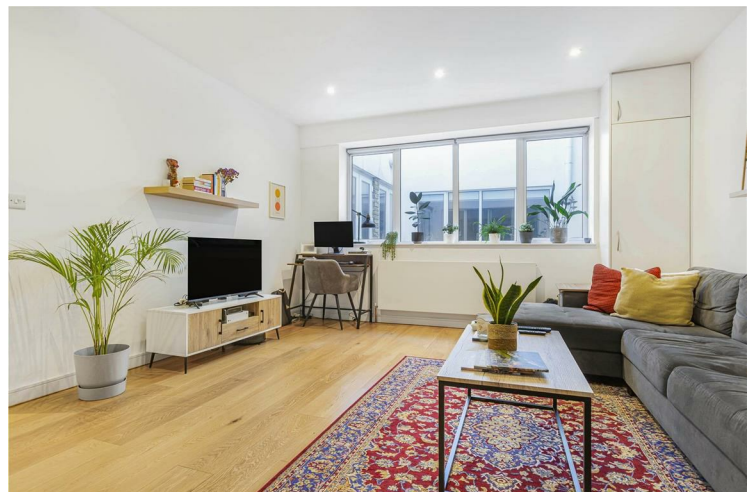
A beautifully presented and generously proportioned one-bedroom apartment set within the gated development on Coleman Fields, N1.

Positioned on the ground floor and extending to approximately 619 sq ft, the property offers an unusually spacious layout for a one-bedroom apartment. The accommodation comprises a large open-plan reception room and modern fitted kitchen, a substantial double bedroom with excellent built-in storage, and a contemporary bathroom with bath and shower over.

The reception space is bright and flexible, with ample room for both living and dining areas, while the bedroom benefits from direct access towards the shared courtyard.

Further benefits include wood flooring through the principal living areas, fitted wardrobes, recessed lighting and the added security of a gated development.

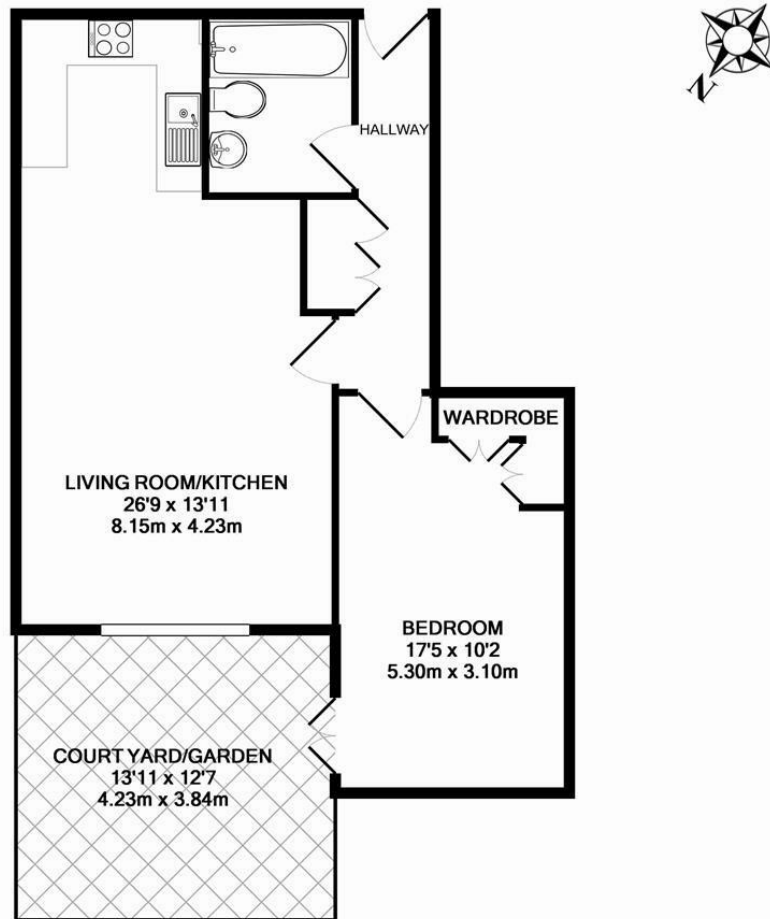
Coleman Fields is ideally located for the amenities of Islington, Angel and Essex Road, with an excellent selection of independent cafés, restaurants, pubs and shops close by. Transport links are also readily accessible, providing convenient connections across London.



- Large One Bedroom • Spacious Open-plan Kitchen/Reception • Approx 619sqft • Built-in Storage • Gated Development • Council Tax Band D • Excellent Islington Location







TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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	81	81
(69-80) C		
(55-68) D		
(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

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