



**FLAT 2 14-22 COLEMAN FIELDS
LONDON**

£2,100 PER

We are delighted to present this generously sized one-bedroom apartment, situated within a quiet, modern gated development in the heart of Coleman Fields. Offering contemporary style and practical living, this home is ideal for professionals, couples, or anyone seeking a peaceful yet well-connected residence.

Located on the ground floor, the apartment boasts a bright and airy open-plan kitchen and reception area. The kitchen is fully fitted with high-quality appliances, while the spacious double bedroom benefits from built-in wardrobes. A standout feature of this property is the shared private courtyard.

Positioned just a short distance from the vibrant amenities of Islington, residents will enjoy easy access to a wide array of restaurants, cafés, boutique shops, and entertainment options on the renowned Upper Street. Excellent transport links, including nearby underground and bus connections, provide seamless access to the City and beyond.

Available from early April 2025, unfurnished.



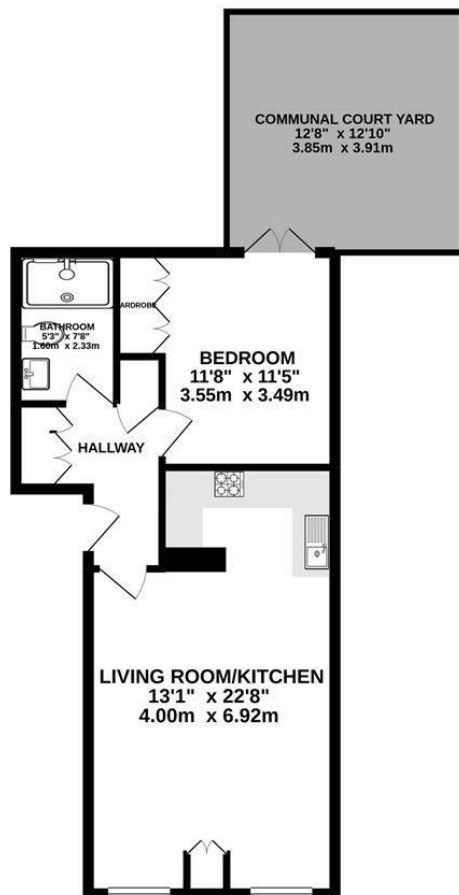
- One Bedroom Apartment • Gated Residence • Fantastic Location • Good Sized Bathroom • Built-in Wardrobes



- Shared Courtyard
- Available Early April
- Unfurnished
- Council Tax Band: D (Islington)
- Great Community Feel



GROUND FLOOR



TOTAL FLOOR AREA: 505sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(69-80) C	79	79
(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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