

**FLAT 10 14-22 COLEMAN FIELDS
LONDON**

£2,950 PER

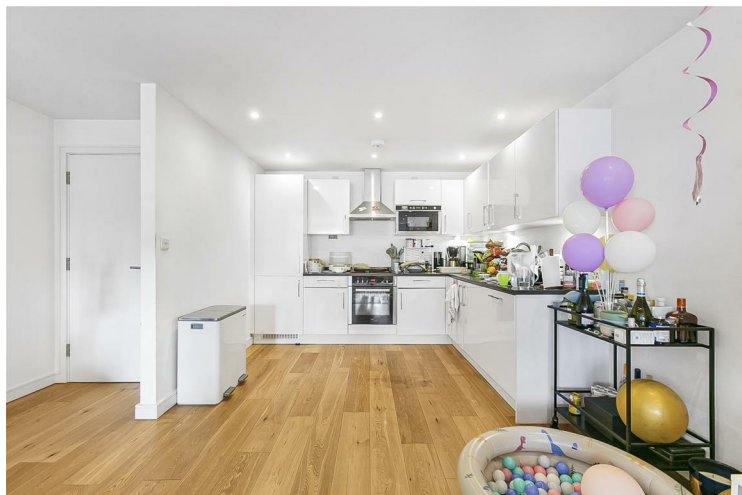
We're excited to showcase this superbly presented two-bedroom apartment nestled within a serene and contemporary gated community on Coleman Fields.

This residence boasts two spacious double bedrooms, one featuring an ensuite, alongside a splendidly bright reception room seamlessly connected to an open-plan kitchen and dining area.

Situated just moments from the tranquil Regents Canal and Angel Underground Station (Northern Line), residents enjoy easy access to the vibrant array of shops, cafes, restaurants, and bars along Upper Street and De Beauvoir.



- Two Bedrooms • Two Bathrooms • Large Open Plan Kitchen/Reception • Unfurnished • Gated Community • Quiet Residential Area • Council Tax Band E (Islington) • EPC Rating B





Approximate Gross Internal Area 1031 sq ft – 96 sq m



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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