



**FLAT 9 14-22 COLEMAN FIELDS
LONDON**

£2,300 PER

We are pleased to present this spacious and beautifully maintained one-bedroom apartment, situated in a peaceful and modern gated development on Coleman Fields.

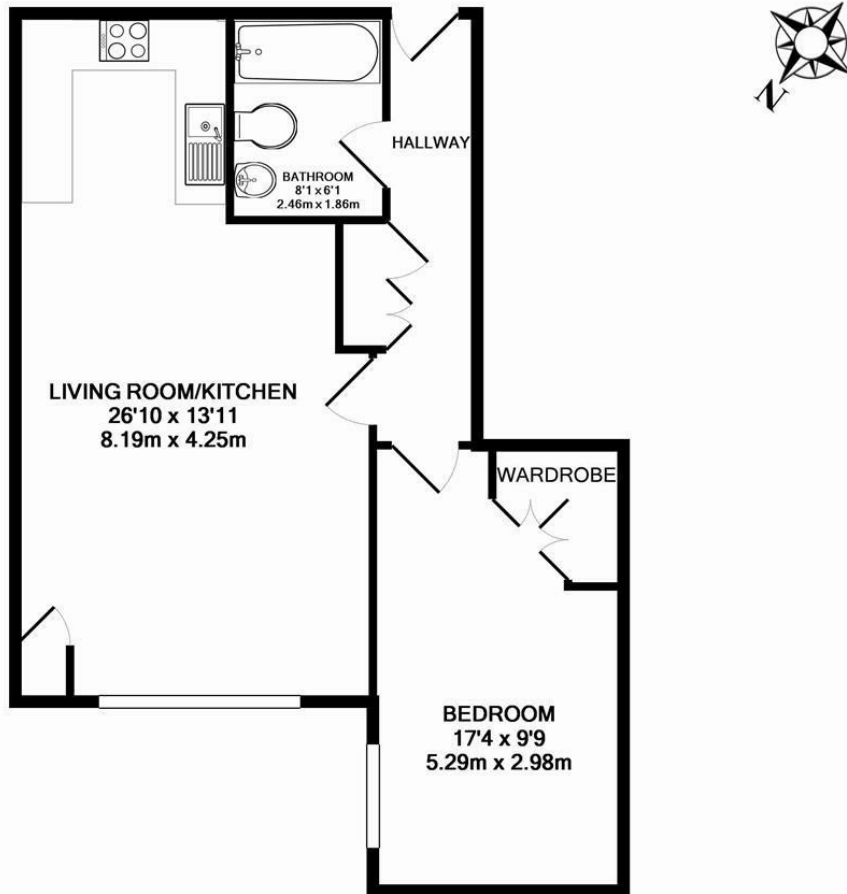
This stylish property offers an open-plan kitchen and living area, a large double bedroom with built-in wardrobes, and a sleek, modern bathroom.

Ideally located close to a variety of local attractions, including trendy restaurants, cafés, and shops along Islington's vibrant Upper Street.









TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57.0 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	82	82
(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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