



**NobleHouse**  
services



## FLAT 6 14-22 COLEMAN FIELDS LONDON

**£2,150 PER**

Nestled in the vibrant area of Coleman Fields, Islington, this impressive apartment offers a spacious open-concept living area is bathed in natural light, thanks to its expansive windows, and features wood flooring.

The property includes a separate, fully equipped kitchen. The bathroom is designed with modern fixtures. Additionally, the apartment boasts ample floor-to-ceiling built-in wardrobes, providing generous storage space, along with an extra study or storage room that can be tailored to your needs.

Situated in a prime location, residents will benefit from easy access to a variety of amenities. The renowned Upper Street is just a stone's throw away, offering an array of restaurants, cafes, and shopping options to explore.



• Studio/One Bedroom Apartment • Bright and Airy • Fantastic Location • Available Early October • Unfurnished • Gated Development • Council Tax Band D (Islington) • EPC Rating B







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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