



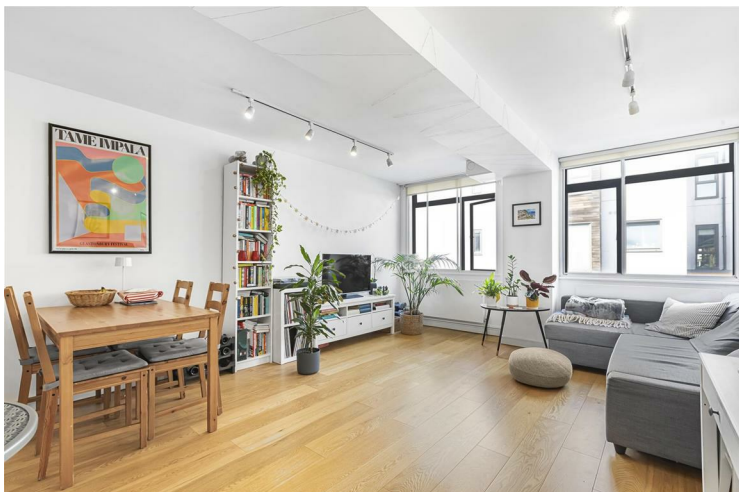
**FLAT 7 14-22 COLEMAN FIELDS
LONDON**

£2,250 PER

We are delighted to offer this generously sized and beautifully presented one-bedroom apartment within a quiet, modern gated development on Coleman Fields.

The apartment features an open-plan kitchen and reception area, a spacious double bedroom with fitted wardrobes, and a contemporary bathroom.

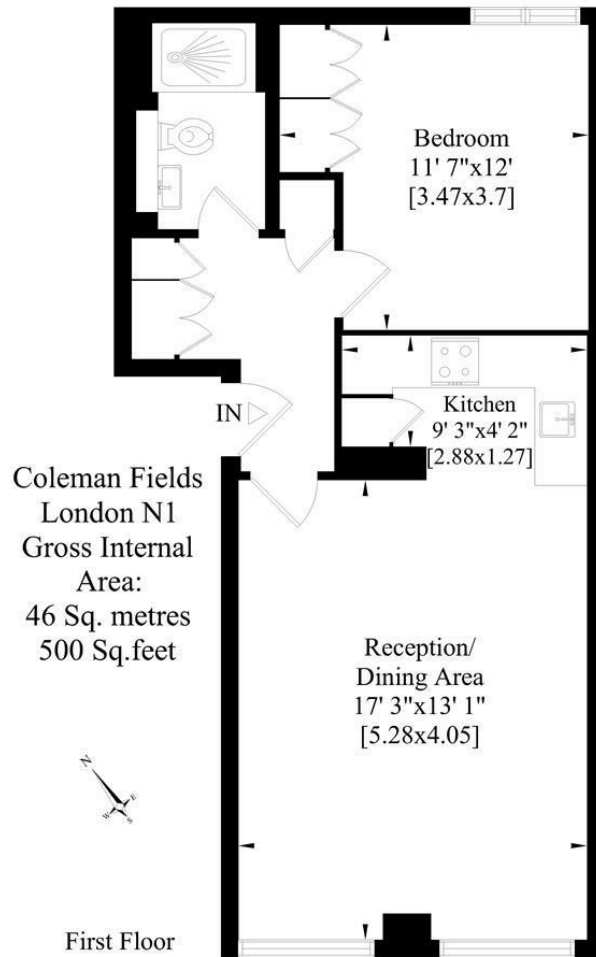
Conveniently located near popular local amenities, including restaurants, cafés, and shopping facilities on Islington's renowned Upper Street.



- One Bedroom • One Bathroom • Unfurnished • Gated Community • Available Mid-August • EPC Rating: B • Council Tax Band: D (Islington) • Early Viewing Recommended







Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and Sq. footage are approximate within 5% accuracy. For identification purposes only. Walls with small angles drawn Straight. Not to be used as part of the decision to buy. You must recheck all details before purchase and only purchase when you have confirmed them. Price on application for a 90 day licence to use. No appliances tested. Not to scale. © www.steele.london - Email: patricia@steele.london - Tel: 07847 219401



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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