



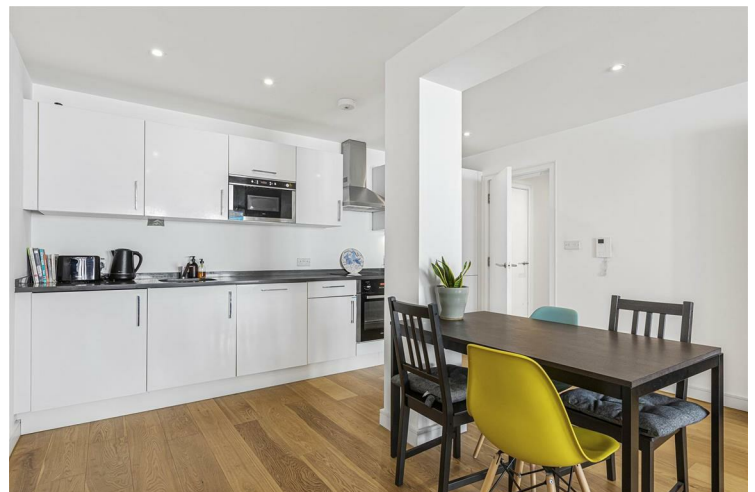
**FLAT 8 14-22 COLEMAN FIELDS
LONDON**

£2,950 PER

A beautifully appointed two-bedroom, two-bathroom apartment set within an exclusive gated development on a picturesque, tree-lined mews in the heart of Islington. This stylish home forms part of a former office building conversion, offering contemporary design and generous proportions throughout. Ideally located just moments from both Angel and Old Street stations, it delivers the perfect blend of tranquillity and city living.

Spanning approximately 969 sq ft, the property features a spacious open-plan reception and kitchen area, ideal for modern living and entertaining. The sleek, fully integrated kitchen is thoughtfully designed with ample storage and workspace. Both bedrooms are well-proportioned, each offering built-in wardrobes for excellent storage solutions. The principal bedroom benefits from a luxurious en suite shower room, while a high-quality family bathroom serves the second bedroom.

Set within a secure gated development, residents enjoy added peace of mind and privacy in a quiet mews setting, while being just a short stroll from the vibrant amenities of Upper Street and Essex Road. A fantastic array of shops, restaurants, bars and transport links are all within easy reach, making this an exceptional opportunity to enjoy the very best of Islington living.

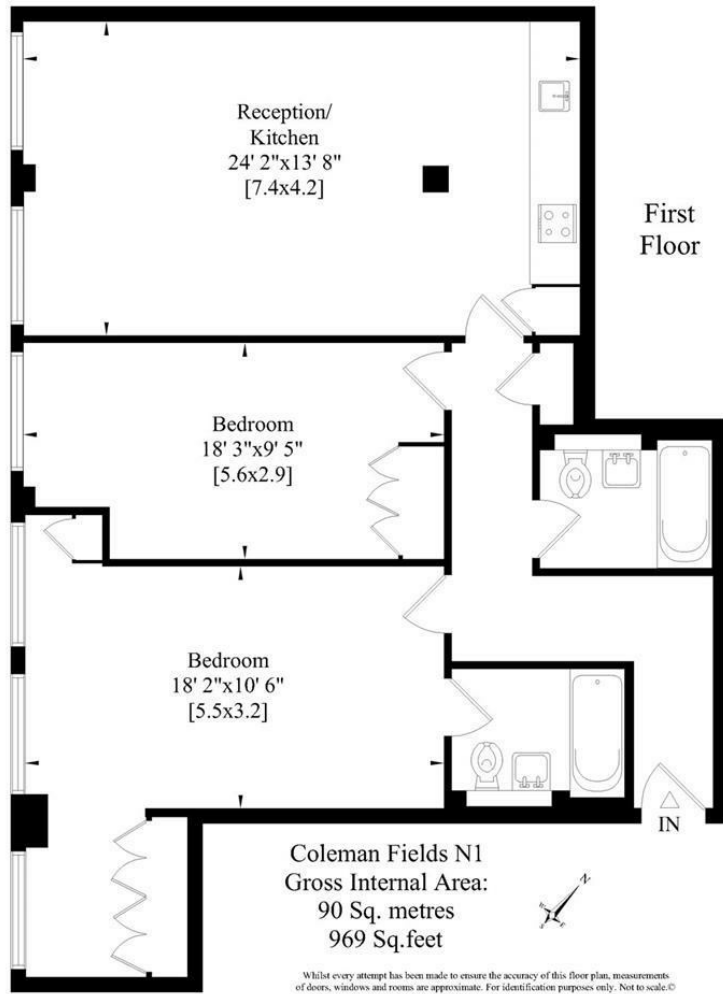


- Two Bedrooms • Two Bathrooms • Gated Development • Available Early August • Unfurnished • EPC Rating: B



- Council Tax Band: E (Islington) • 5 Week Deposit: £3,634.61





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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