

NH**NobleHouse**
services

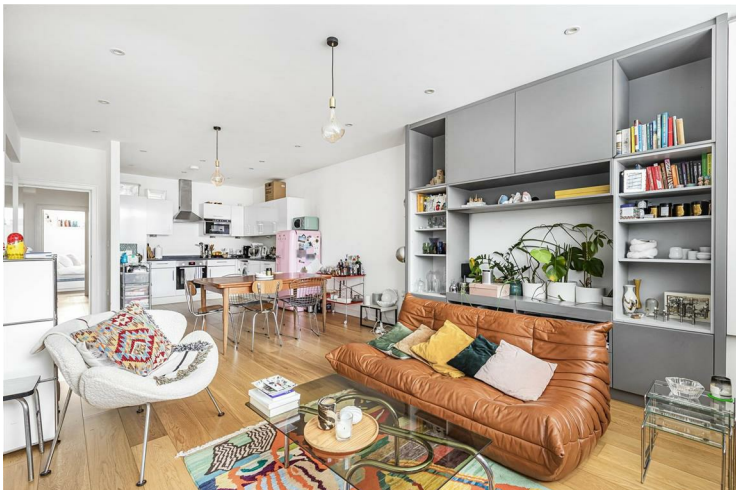
FLAT 5 14-22 COLEMAN FIELDS LONDON

£3,150 PER

Located within a quiet, gated mews development, this recently refurbished two-bedroom ground floor apartment offers a bright and well-arranged Kitchen and Living space. The property includes two spacious bedrooms with built-in storage and two modern bathrooms (one En-suite).

Coleman Fields sits in the historic Arlington conservation area, close to Regent's Canal and the lively shops and restaurants of Upper Street. Transport links are convenient, with Angel Tube (Northern Line) and Essex Road mainline stations both within easy reach.

Located moments away from the Regents Canal and Angel Underground (Northern Line) and the plethora of shops, cafe's, restaurants and bars of Upper Street and De Beauvoir.



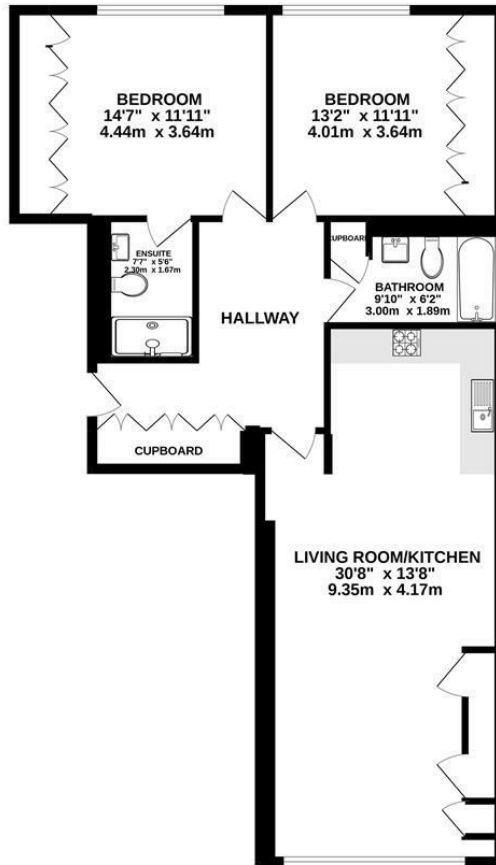
- Two Bedrooms • Two Bathrooms • Large Open-Plan Kitchen/Reception Area • Gated Development



- Fantastic Location
- High Standard
- Council Tax Band: E (Islington)
- EPC Rating: C



GROUND FLOOR



TOTAL FLOOR AREA: 1006sq. ft. (93.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(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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