



**FLAT 1 MONTANARO COURT 24  
COLEMAN FIELDS**

**£2,800 PER**

A spacious two bedroom apartment occupying part of the ground floor of this small modern purpose built block, set in the heart of Islington.

Wood flooring to the reception room, private terrace, open plan kitchen with all appliances including dishwasher, two double bedrooms, main with an en suite shower room and a further bathroom.

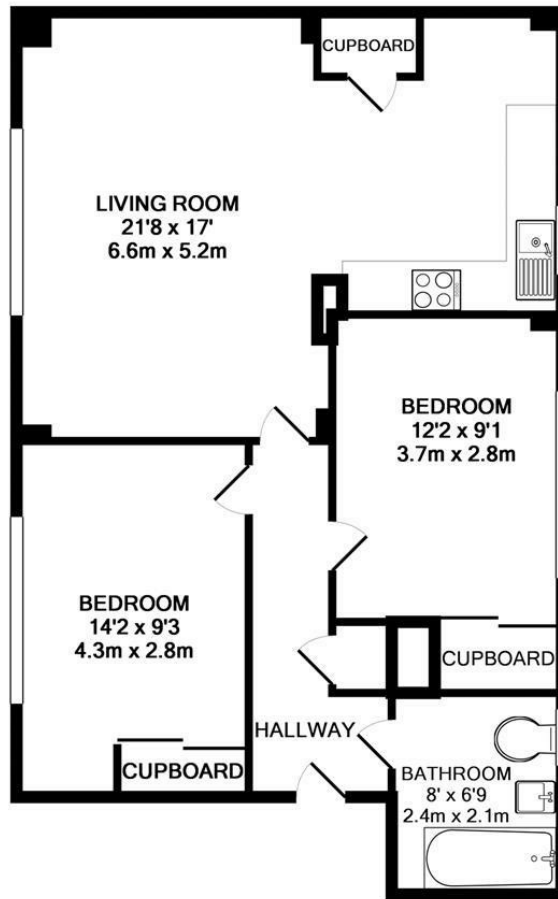
The development is situated in the Arlington conservation area and is in close proximity to Regents canal and Upper street. Angel Tube (Northern Line) and Essex Road mainline stations are near neighbours.



- Two Bedrooms • One Bathroom • Built-In Wardrobes • Private Terrace • Open Plan-Kitchen Reception • Council Tax Band: E (Islington) • Unfurnished • Available Now







TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	60	77
	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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