



**FLAT 3 MONTANARO COURT 24  
COLEMAN FIELDS**

**£3,150 PER**

This superb two-bedroom property is nestled in the picturesque Coleman Fields of Islington, offering an abundance of space and natural light.

Set within a charming development, the residence boasts two generously sized double bedrooms, two modern bathrooms, perfect for relaxation and entertaining. The expansive reception room provides ample space for comfortable living.

Conveniently located within walking distance of Islington Green, Upper Street, Angel, and Broadway Market, residents can enjoy easy access to an array of trendy bars, restaurants, galleries, and boutique shops. Transport links are excellent, with several bus routes connecting New North Road and Essex Road to the City and West End, while Essex Road station provides access to National Rail trains to Moorgate.

For those seeking a vibrant lifestyle, the trendy neighbourhoods of Hoxton, Shoreditch, London Fields, and Old Street are easily reachable, offering even more entertainment options and cultural experiences. This property truly offers the perfect blend of contemporary living and urban convenience.

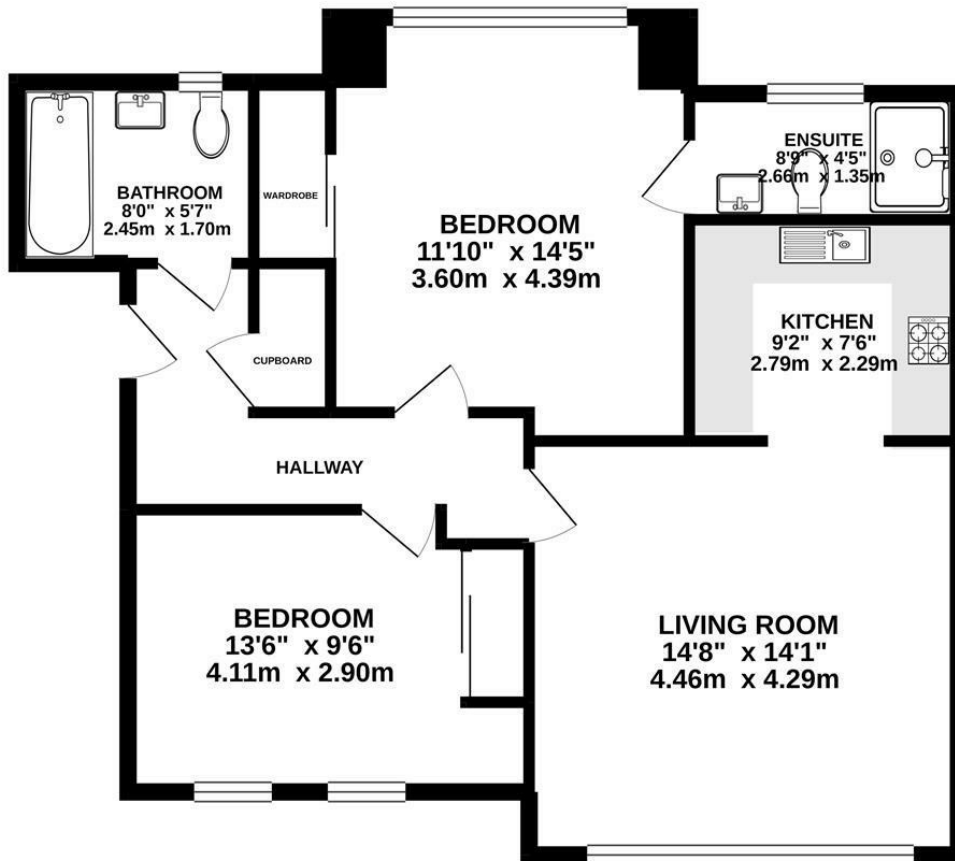


- Two Bedrooms • Two Bathrooms • Open Plan Kitchen Reception Area • First Floor • Council Tax Band E (Islington) • EPC Rating: C • Available Late September • Unfurnished





# 1ST FLOOR



TOTAL FLOOR AREA: 775sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
	69	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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