

Reception  
15'3" x 13'6"

Kitchen  
9'3" x 6'1"

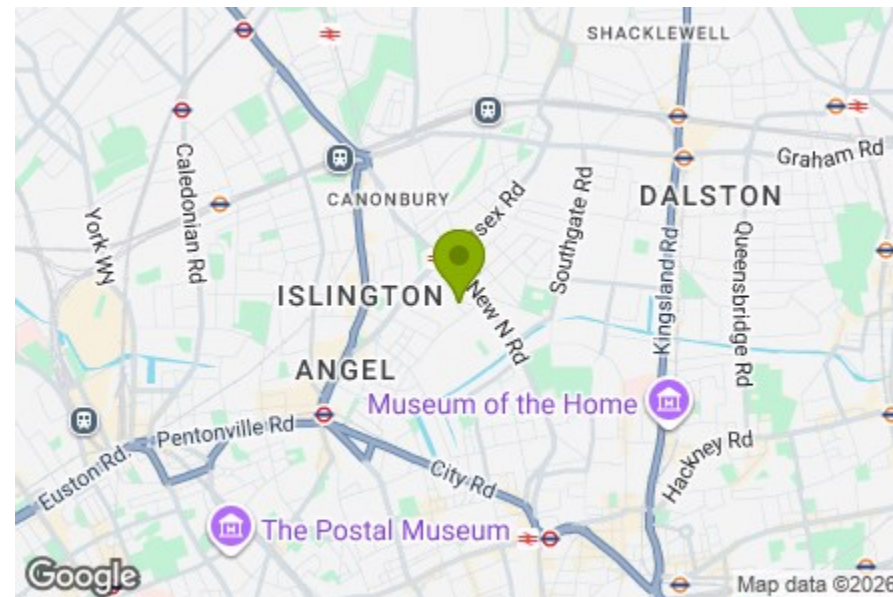
Bedroom  
10'3" x 12'8"

Bathroom  
6'3" x 7'3"

First Floor



Total Area: 48.8 m<sup>2</sup> ... 526 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		82	86
	EU Directive 2002/91/EC		



## COLEMAN FIELDS, ISLINGTON

Offers In Excess Of £425,000 Share of Freehold  
1 Bed Flat



### Features:

- One Bedroom Flat
- First Floor
- Over 520 sq.ft
- Chain Free
- South West Facing Reception Room
- Moments Away from Essex Road Station

This well-presented one bedroom first floor flat in Islington makes an easy base in a well-connected part of N1, just moments from Essex Road Station. You're also within easy reach of Upper Street, with its shops, restaurants and cinemas, while the neighbourhood itself has that lovely balance of bustle and calm that makes day to day life feel simple.

REQUEST A VIEWING  
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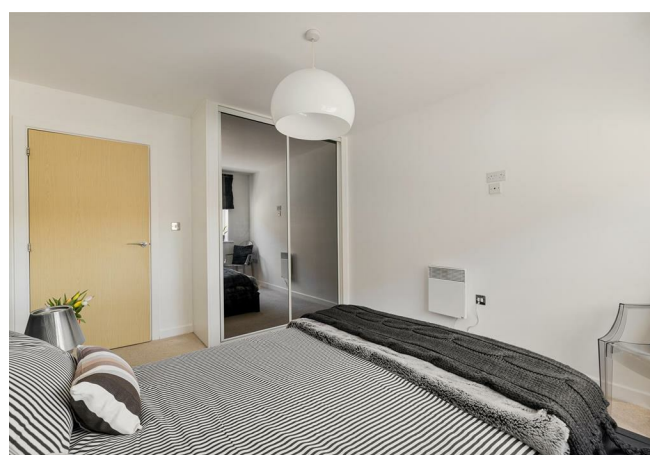
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#### IF YOU LIVED HERE...

Step inside and the sense of light is immediate. The reception room is a generous space of more than 15ft, with a southwest facing aspect that brings warmth through the day. Pale timber flooring and soft white walls keep the overall feel calm and unfussy, with plenty of room to arrange separate sitting and dining areas. Glazed doors at one end bring in even more daylight, giving the room an easy, airy flow.

The kitchen sits neatly alongside, smartly finished with sleek white cabinetry, integrated cooking appliances and dark worktops for contrast. It is compact and well

planned, making good use of the layout without crowding the main living space. The bathroom follows the same clean, contemporary approach, with full bath, overhead shower, tiled walls and built-in vanity storage that keeps everything feeling tidy and considered.

The bedroom is a good-sized double, arranged with space for additional furniture as well as a desk or dressing area if needed. Like the rest of the flat, it feels well-kept and ready to move into, with a simple, neutral finish that leaves plenty of room to make it your own. Altogether, it is a bright, carefully arranged home in a part of Islington that gives you both everyday convenience and some of North London's best loved spots within easy reach.



#### WHAT ELSE?

Essex Road Station is moments away, making day to day travel especially straightforward, with Angel also within easy reach for the Northern line.

Camden Passage is nearby for antiques, independent shops, coffee stops and weekend browsing with real local character.

Regent's Canal is close at hand for waterside walks, running routes and a gentler way to spend a free morning.

Upper Street is just a short trip away, so you've got theatres, restaurants, pubs and everyday essentials all in easy reach.

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