



ISLAND APARTMENTS, COLEMAN FIELDS, LONDON, N1
£550,000 SHARE OF FREEHOLD

**A 693 SQ. FT TWO BEDROOM MAISONETTE
WITH PRIVATE GARDEN IN A PRIVATE
GATED DEVELOPMENT.**

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Set across two floors of this modern, purpose-built, gated development, is this bright two double bedroom, one-family bathroom with bathtub, semi-open plan kitchen / living room apartment only 0.8 miles to Angel Station. The kitchen includes built-in appliances (including dishwasher) and granite worktops. The apartment is well maintained and has the added advantages of being very secure, private communal courtyard gardens, and bike storage facilities. The property is complete a private back garden, two storage cupboards, one shed by the front door, and a downstairs guest W/C.

Island Apartments is ideally located on Basire Street, which is close to all the shops, bars, restaurants, theatres and cinemas that Islington has to offer. Basire Street is located on the fringe of the Arlington Conservation Area and conveniently nestled between Essex Road and New North Road. The Regent's Canal is close by and Upper Street is within 0.3 miles, providing access to numerous, bars, restaurants and shops. Transport links include Essex Road (0.2 miles) and Angel Underground Station (0.8 miles), providing easy access across town.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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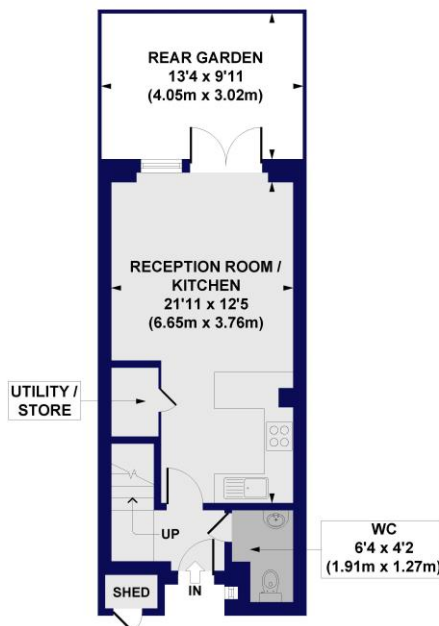
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Island Apartments, Coleman Fields, N1

Approx. Gross Internal Floor Area 693 sq. ft / 64.38 sq. m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 353 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 340 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260379>

Tenure: Share of Freehold

Service Charge: £2172 per annum (approx.)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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