



**ISLAND APARTMENTS, COLEMAN FIELDS, LONDON, N1
OFFERS IN EXCESS OF £500,000 SHARE OF FREEHOLD**

A BRIGHT ONE BEDROOM SECOND FLOOR FLAT IN POPULAR DEVELOPMENT ONLY 0.5 MILES TO UPPER STREET

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

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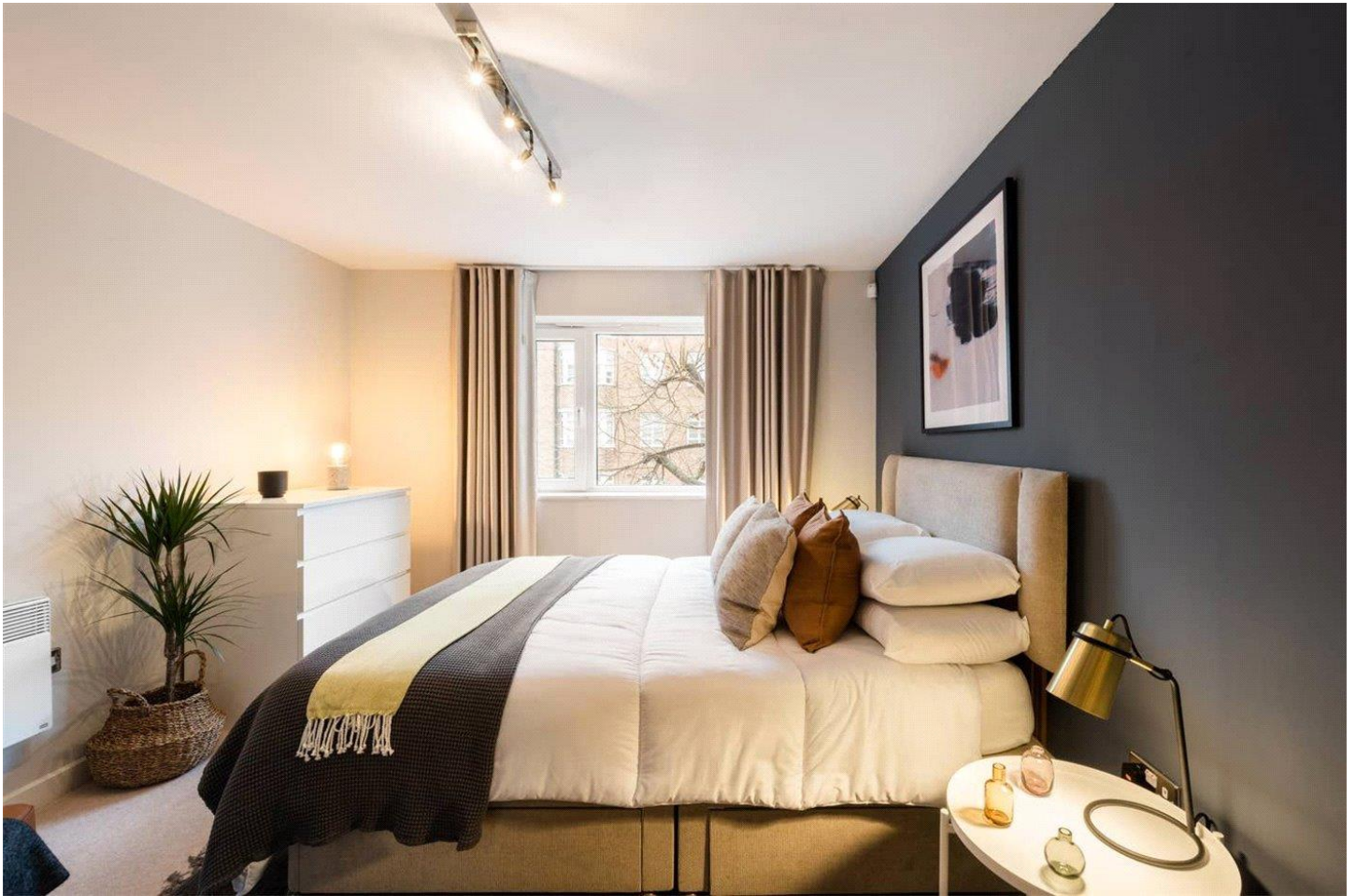
DESCRIPTION:

Set on the second floor of this modern built gated development, at over 500 sq. ft is this bright one bedroom, one-bathroom, separate kitchen, living room flat set only 0.3 miles to Essex Road station. The flat is extremely light and has the added advantages of being very secure, with a lift, private communal courtyard gardens and bike storage facilities.

The property comes with a 999-year lease from 2008 and benefits from owning a share of the freehold. Therefore, the flat is exempt from paying ground rent with monies received from the ground rents of other flats effectively subsidising the service charge.

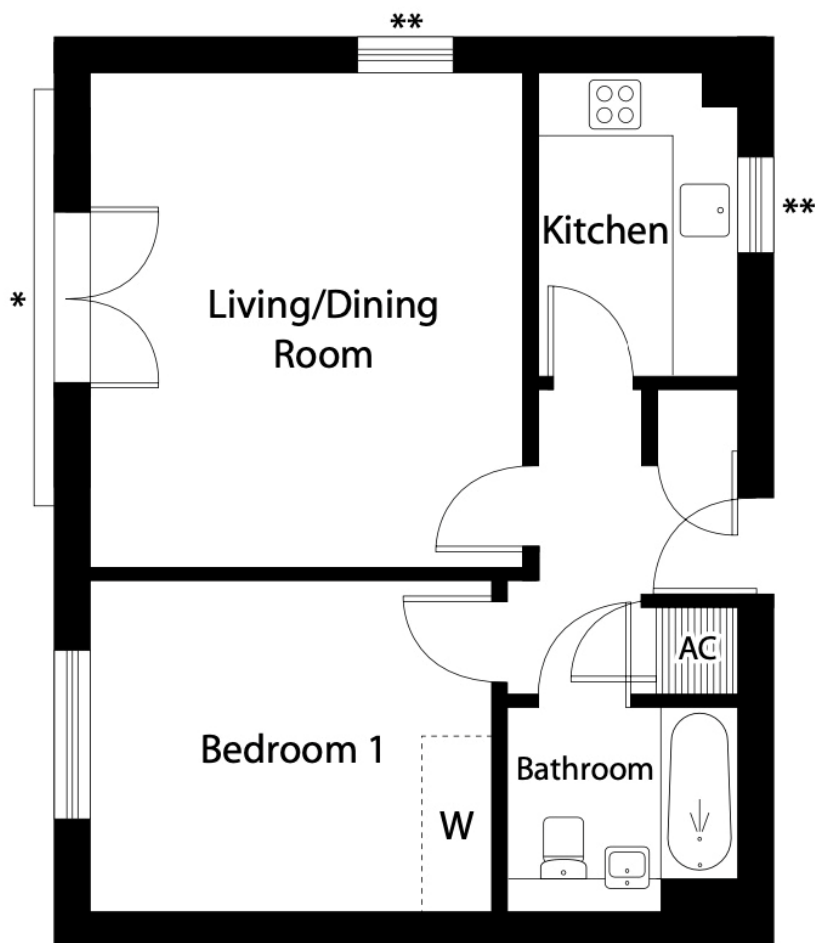
The Island Apartments are ideally located close to all the shops, bars, restaurants, theatres and cinemas that Islington has to offer. The nearest underground station, Angel, is only 0.8 miles away offering excellent transport links across London.

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Living / Dining room	4666mm × 4136mm	15'3" × 13'6"
Kitchen	2850mm × 1925mm	9'4" × 6'3"
Bedroom	3856mm × 3124mm	12'7" × 10'3"
Total	532sqft	



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	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250146>

Tenure: Share of Freehold

Term: 998 year and 8 months

Service Charge: £2139.92 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

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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