



Montanaro Court, 24 Coleman Fields, London, N1 7AD

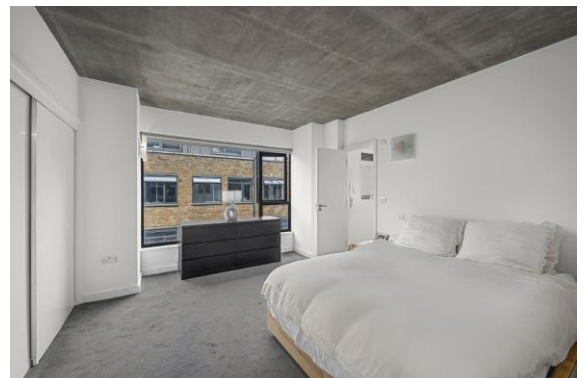
Asking Price: £675,000 Leasehold

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Stylish and modern, this first-floor flat is offered for sale with no onward chain in the heart of Islington.

The accommodation briefly comprises open plan living/dining with recessed kitchen, two double bedrooms and two bathrooms.

- Leasehold 105 years
- Service charge £2,000 pa



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Sporting floor to ceiling windows, polished concrete ceilings, and very chic mid-mod styling, this dwelling will suit a young professional/ couple perfectly. The colour scheme and styling has a brutalist, industrial vibe; the location is peaceful in the Arlington Square area close to Angel and Shoreditch Park, with great connections to Old Street, Islington and the City but with mercifully little traffic and disturbance.



Montanaro Court, N1

○ - Ceiling Height



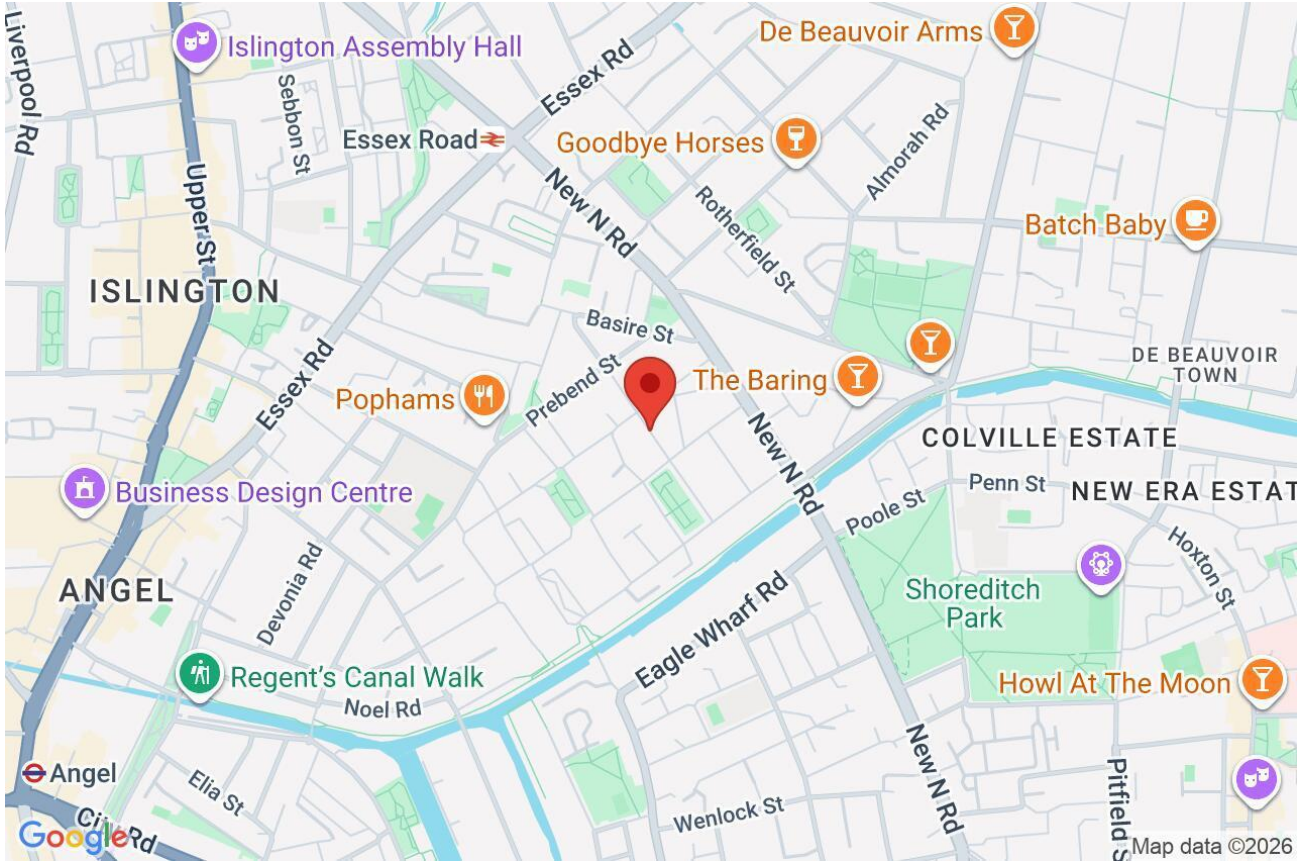
First Floor

Approx Gross Internal Area 786 Sq Ft - 73.02 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |