



## Coleridge Court, 38 Dibden Street, London, N1 8RH

Offers in excess of: £685,000 Leasehold

**2 Total Bedrooms | 1 Reception Rooms | 2 Bathrooms**

A stunning chain-free two-bedroom apartment set on the second floor of this modern development in the heart of Islington. The property boasts two generous double bedrooms, a spacious family bathroom, an additional en-suite shower room, and a bright open-plan kitchen/reception area.

- Superb apartment in the heart of Islington
- 2 Total Bedrooms

Chain Free

- Moments from the boutiques, cafés and restaurants of Upper Street

- Generous two double bedrooms



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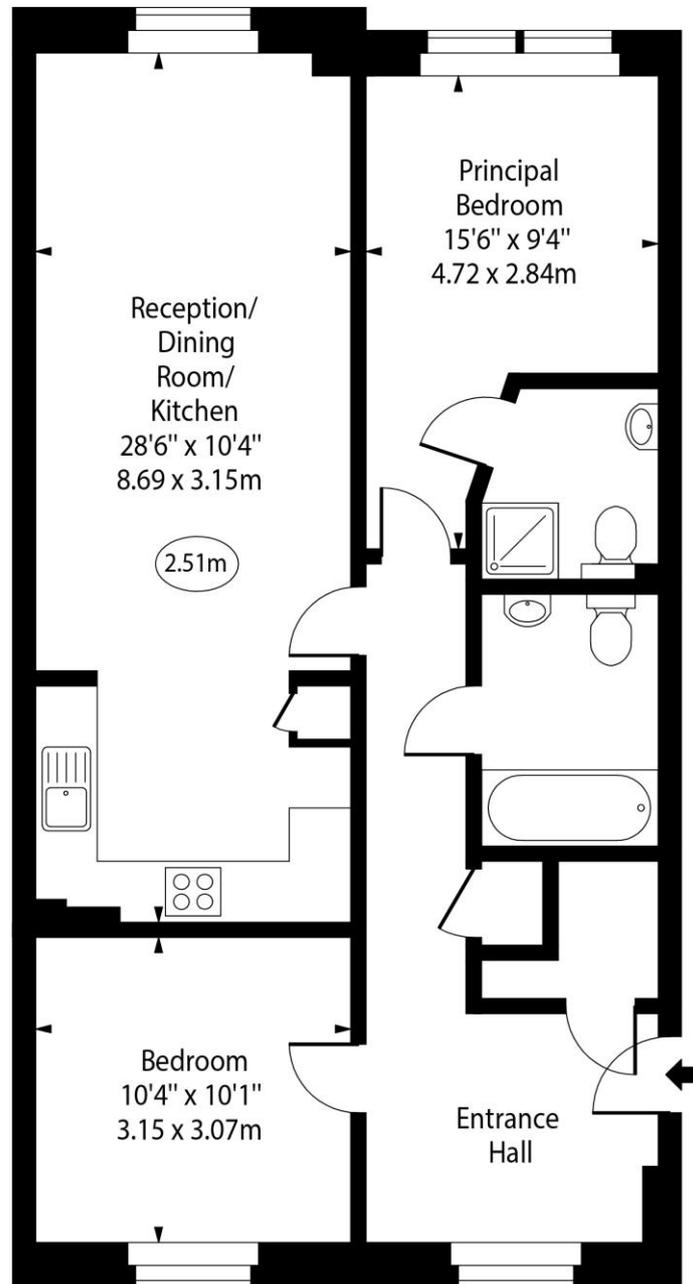
A bright and spacious chain-free two-bedroom apartment set on the second floor of this modern development in the heart of Islington.

Extending to approximately 780 sq ft, the property offers well-proportioned accommodation throughout, including a generous open-plan kitchen/reception room ideal for both relaxing and entertaining, a principal bedroom with en-suite shower room, a further double bedroom and a modern family bathroom.



Coleridge Court,  
Dibden Street, N1

○ - Ceiling Height



Second Floor

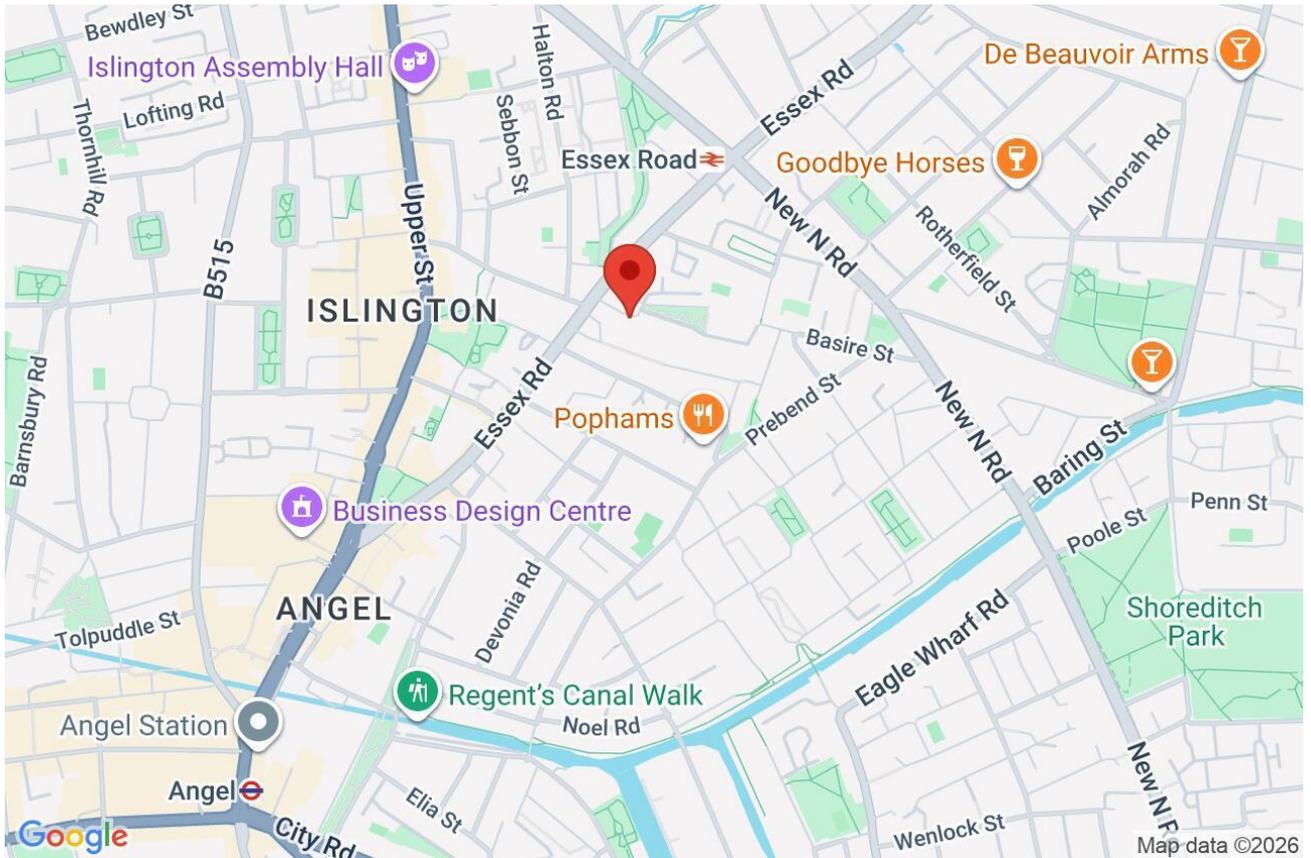
Approx Gross Internal Area 780 Sq Ft - 72.46 Sq M

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		