



Coleridge Court, Dibden Street, London, N1 8RH

Asking Price: £635,000 Leasehold

2 Total Bedrooms | 2 Bathrooms

A stunning two-bedroom apartment set on the fourth floor of this modern development in the heart of Islington.

- Leasehold 106 years
- Spacious fourth-floor apartment
- Private balcony overlooking communal gardens
- Prime Islington location moments away from Angel & Upper Street
- Approx. 790 sq ft of internal accommodation
- Service charge £2,102 pa



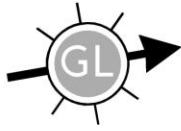
Coleridge Court, Dibden Street, London, N1 8RH

A bright and well-proportioned two double bedroom apartment extending to approximately 790 sq ft, situated on the fourth floor of this modern development moments from Angel and Upper Street.

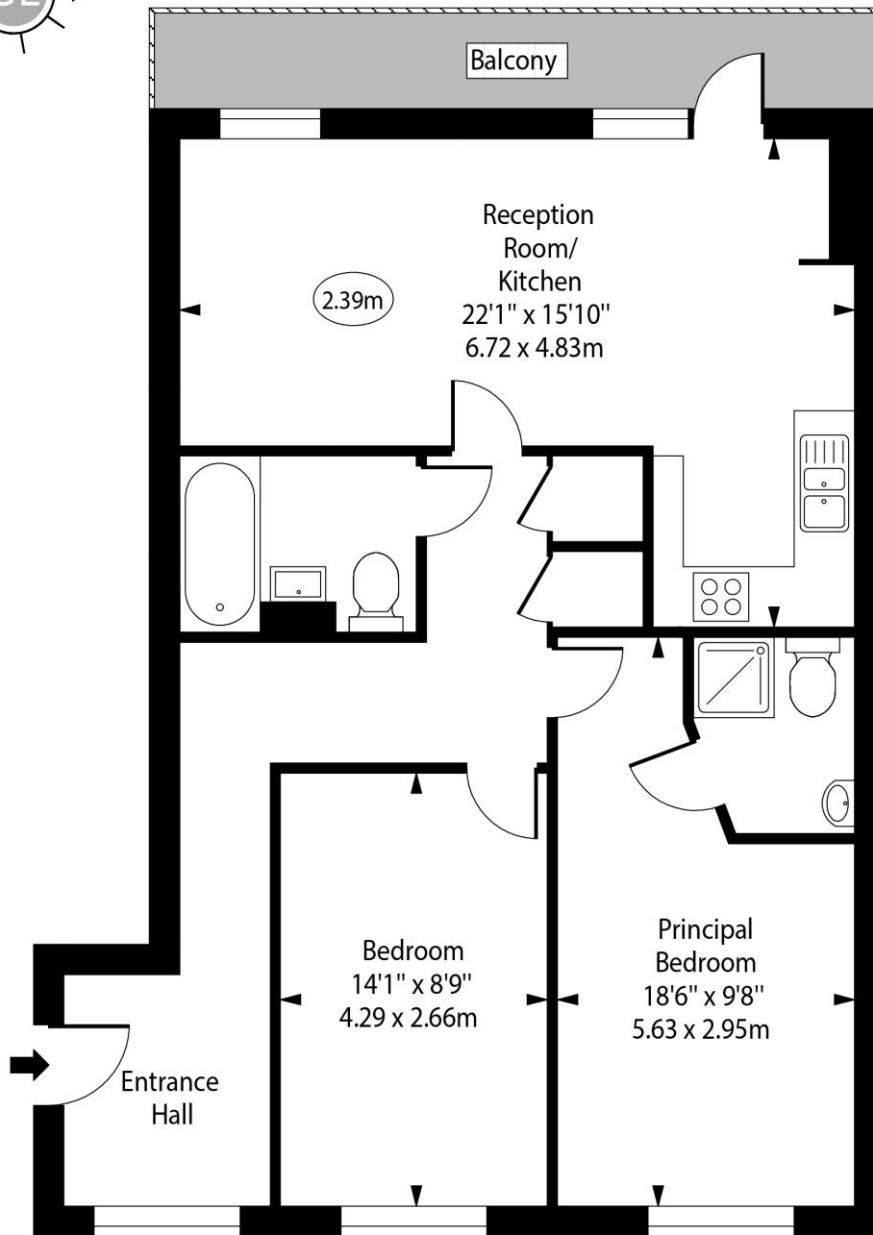
The property offers spacious accommodation throughout, comprising a generous open-plan reception room and kitchen with direct access to a private balcony overlooking the communal gardens. The apartment enjoys excellent natural light, with the reception room benefiting from afternoon and evening sunshine, while the bedrooms and study enjoy a bright morning aspect.



Coleridge Court,
Dibden Street, N1



○ - Ceiling Height



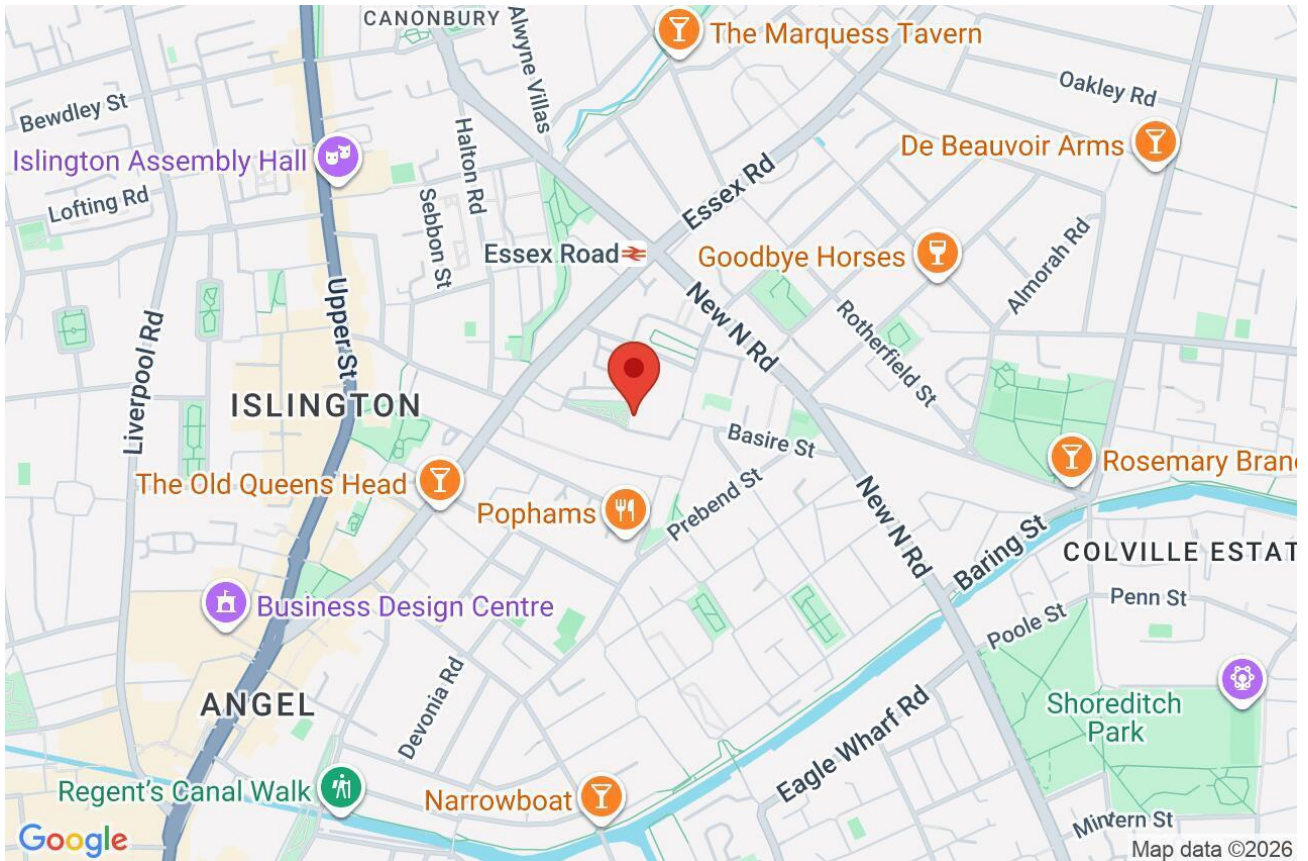
Fourth Floor

Approx Gross Internal Area 790 Sq Ft - 73.39 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		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		