



Legard Road, N5 1DE

£1,925,000  
Freehold





# Legard Road

Situated in an elevated position on one of Highbury's most sought after roads is this attractive, double fronted end-of-terrace Victorian home. Interior designed, alongside Farrow & Ball paints, the house retains ornamented ceiling rose and cornicing character features, among modified cast iron radiators throughout.

The ground floor comprises of an entrance hallway laid with monochrome Victorian floor tiles continuing from the front garden pathway, a welcoming reception room with sash bay window, cherry tree wood flooring, gas fire stove & wooden shutters. Across the hallway, takes you through to a beautiful kitchen diner, featuring an additional log burner and fireplace, elegant Bespoke Shaker kitchen with an appealing matt finish and marble worktops, beside Miele & Bosch appliances and a wonderfully equipped Range Cooker. The kitchen also benefits from underfloor heating & bifold doors inviting a welcome continuation of the internal space, out to the landscaped south-westerly facing garden. Excellent for entertaining, in both the winter and summer months. The ground floor also features a utility room, plus a guest WC.

The first floor offers three generous double bedrooms, all with ample fitted wardrobes, sash windows, wooden shutters and feature fireplaces. The principal bathroom suite is finished with a Copper Bateau Bath & additional fittings from the Cast Iron Bath Company, along with a walk-in shower & underfloor heating. The upper floor features a recently appointed double loft bedroom, amidst fantastic light, plenty of eaves storage, a separate shower room and WC, finished in the same style as the first floor bathroom.

Legard Road is enviably positioned for Highbury Barn and Fields and well connected for the City and West End, via a short walk to Arsenal Tube station.

Four Bedroom End-of-Terrace Home | Private South Westerly Facing Garden  
1757sqfeet /163.2sqm | Sonos Sound System in the Kitchen & Bathrooms  
Interior Designed | Separate Kitchen Diner | Two Bathrooms plus WC  
Quiet & Convenient Location | Excellent Transport Links









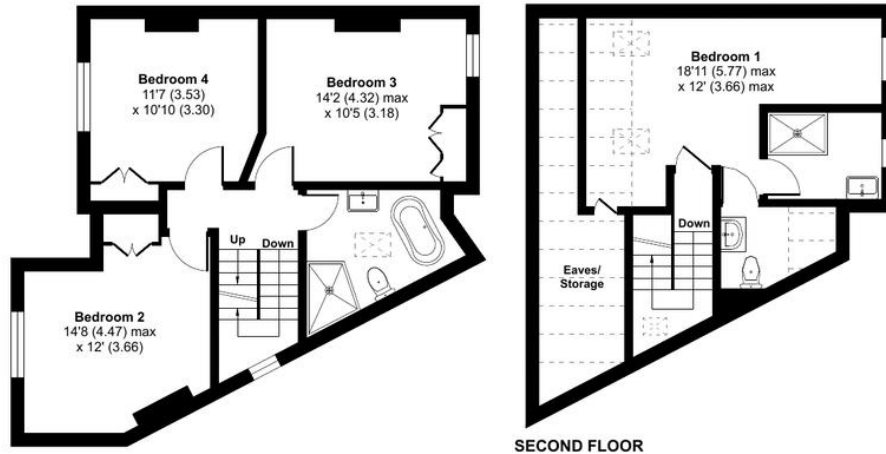


# Legard Road, London, N5

Approximate Area = 1757.55 sq ft / 163.2 sq m (includes eaves storage)

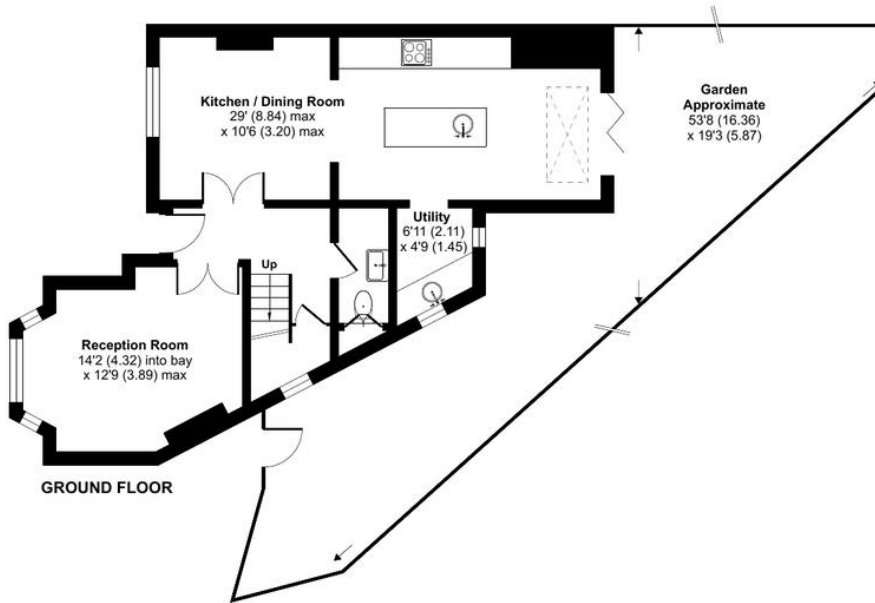
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

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