



**Legard Road, N5 1DE**  
**£1,695,000**

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valuable  
asset



## Legard Road, N5 IDE

A superbly located mid-terraced four bedroom Victorian house in Highbury offering an abundance of character throughout, spanning 1508sq ft/ 140 sq m of internal space. The property is presented to the market in excellent condition and would make for a wonderful family home. Arranged over three floors, the ground floor comprises of a double reception room with high ceilings, period features and charming ceiling mouldings. Further down the hallway, is a separate WC and a well-equipped and spacious kitchen diner, with doors opening out to the landscaped south-facing garden. Upstairs offers four double bedrooms and a modern bathroom, and plenty of storage space.

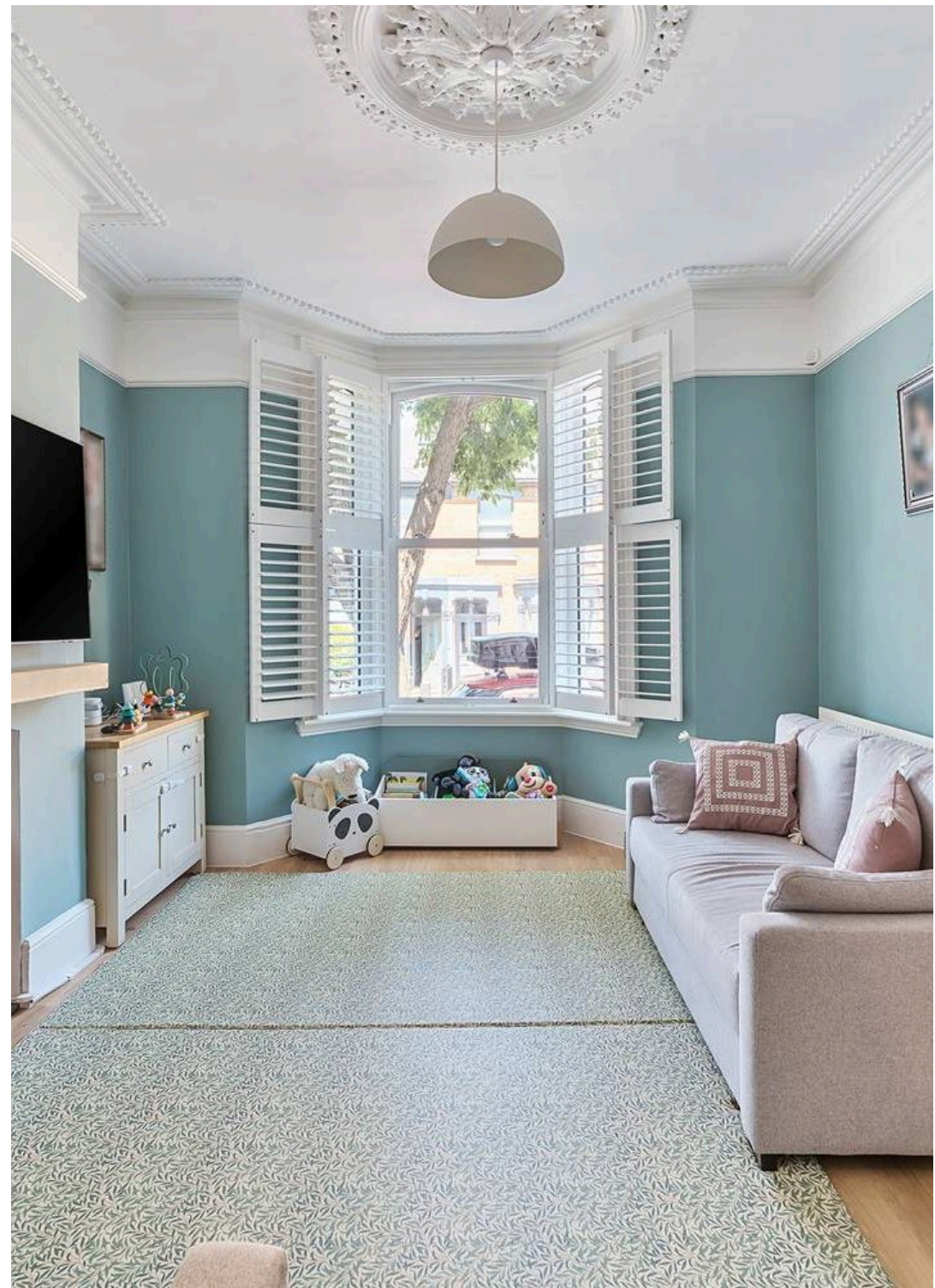
Legard Road is a quiet and sought-after road in Highbury, moments from local cafes, parks and restaurants, and within the catchment of outstanding schools. It is served by excellent transport links via Arsenal tube station, Picadilly Line which is a 7 minute walk away, plus Highbury & Islington Station offering Victoria Line, Overground and National Rail, approx. a 15 minute walk away as well as plenty of bus routes

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

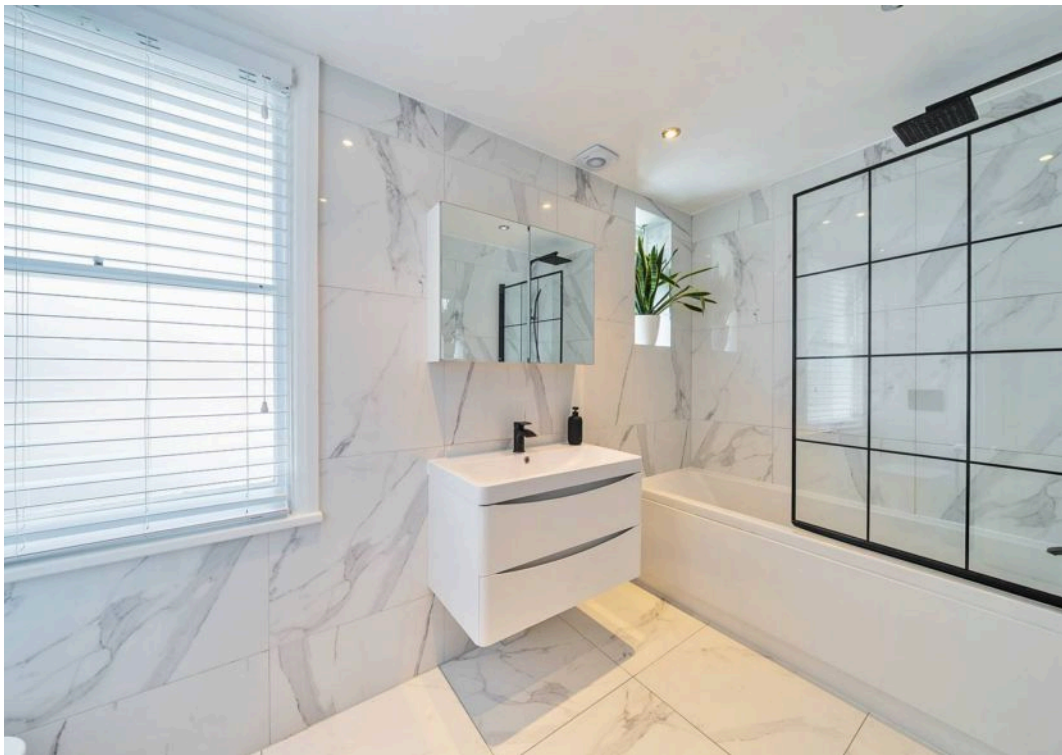
- 1508 sq ft / 140 sq m Internal Living Area
- Beautiful Victorian House in Prime Highbury Location
- South-Facing Landscaped Garden
- Four Spacious Bedrooms
- Luxurious modern bathroom + Separate WC
- Elegant Period Character with Modern Finishes Throughout
- Bright and Spacious Double Reception
- Arranged Over Three Levels
- Within Local Popular School Catchment
- Fantastic Transport Links



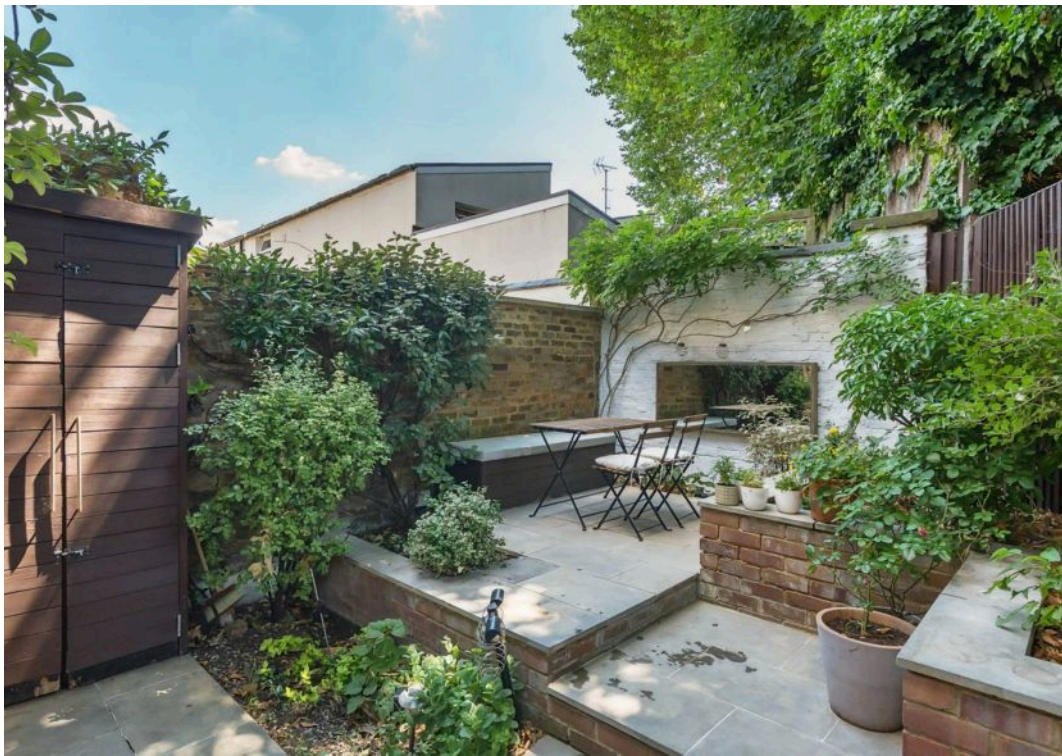














# Legard Road, London, N5

Approximate Area = 1508 sq ft / 140 sq m

For identification only - Not to scale

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## Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

## Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

## Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

## Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

scan to book  
a viewing



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for David Andrew. REF: 1320698



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