



Legard Works, Legard Road, N5 1DE
£850,000

**DAVID
ANDREW**

your
most
valuable
asset

Legard Works, Legard Road, N5 1DE

Introducing a very well-presented and charming mews apartment set within Legard Works, a former 19th century industrial building converted into just 12 apartments and is offered with a share of the freehold. A unique home, it combines character with a practical layout in a quiet, private setting.

The property offers 824 sq ft (76.6 sq m) of bright internal living space, including two spacious bedrooms with built-in wardrobes and a private southwest-facing terrace. A secure private entrance to the mews is accessed through Legard Road, and leads into a communal courtyard, adding to the sense of tranquillity and security.

The open-plan kitchen, dining and reception room opens directly onto the terrace, which is a real highlight—bright, private, and ideal for entertaining or relaxing. The bathroom is modern and well maintained.

Positioned in a highly desirable location, residents enjoy easy access to Highbury's vibrant cafés, boutiques, restaurants and the green open spaces of Highbury Fields and Clissold Park, with excellent transport links via Highbury & Islington, Arsenal and Finsbury Park stations.

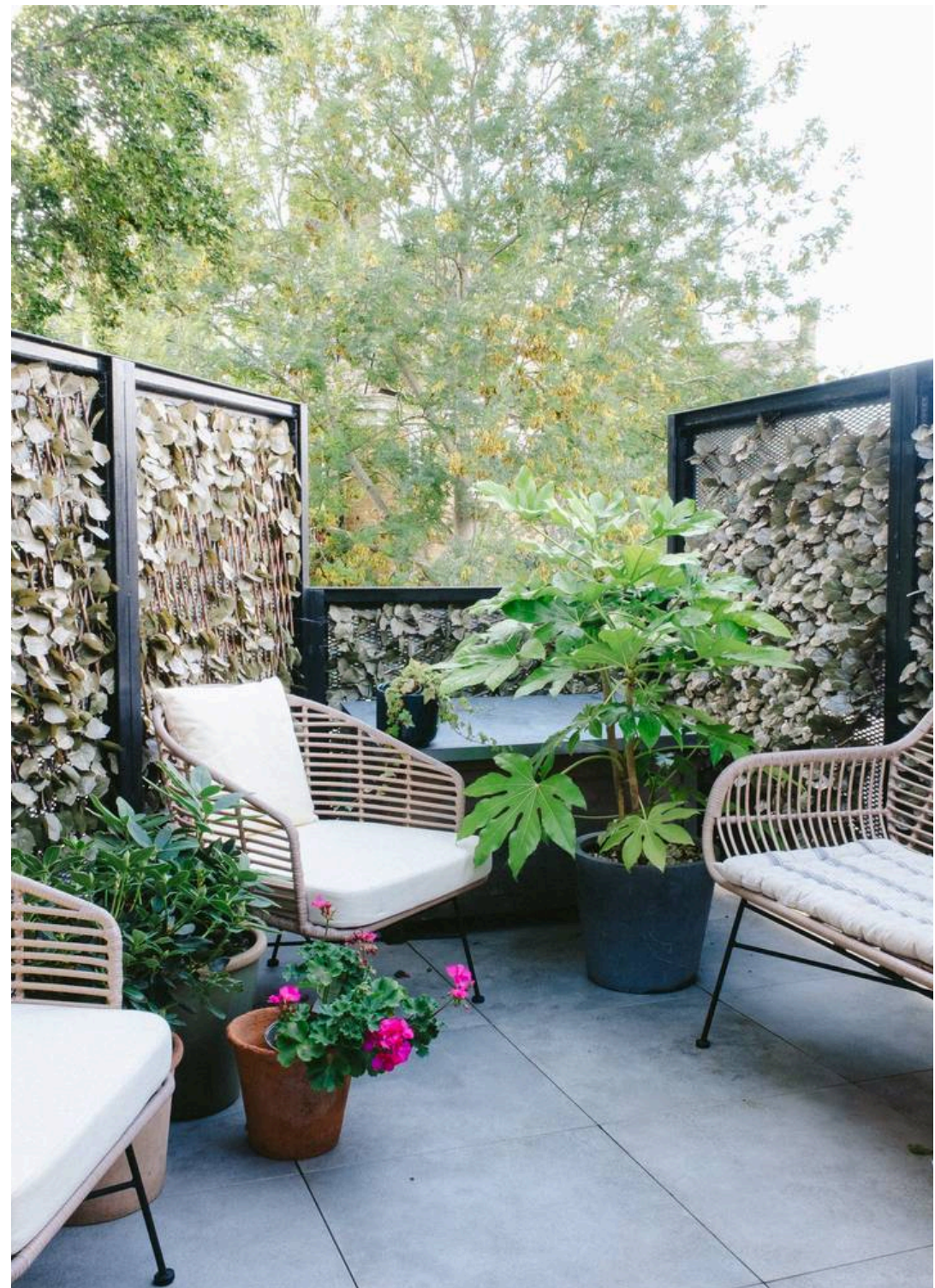
Council Tax band: F

Tenure: Share of Freehold

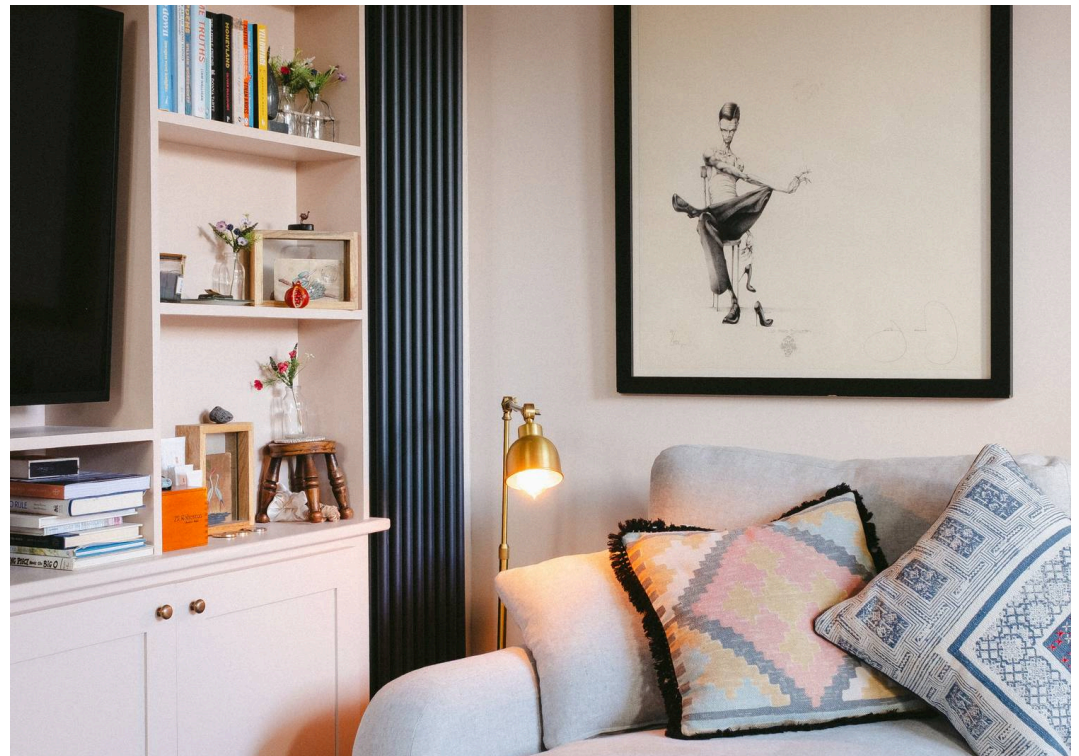
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

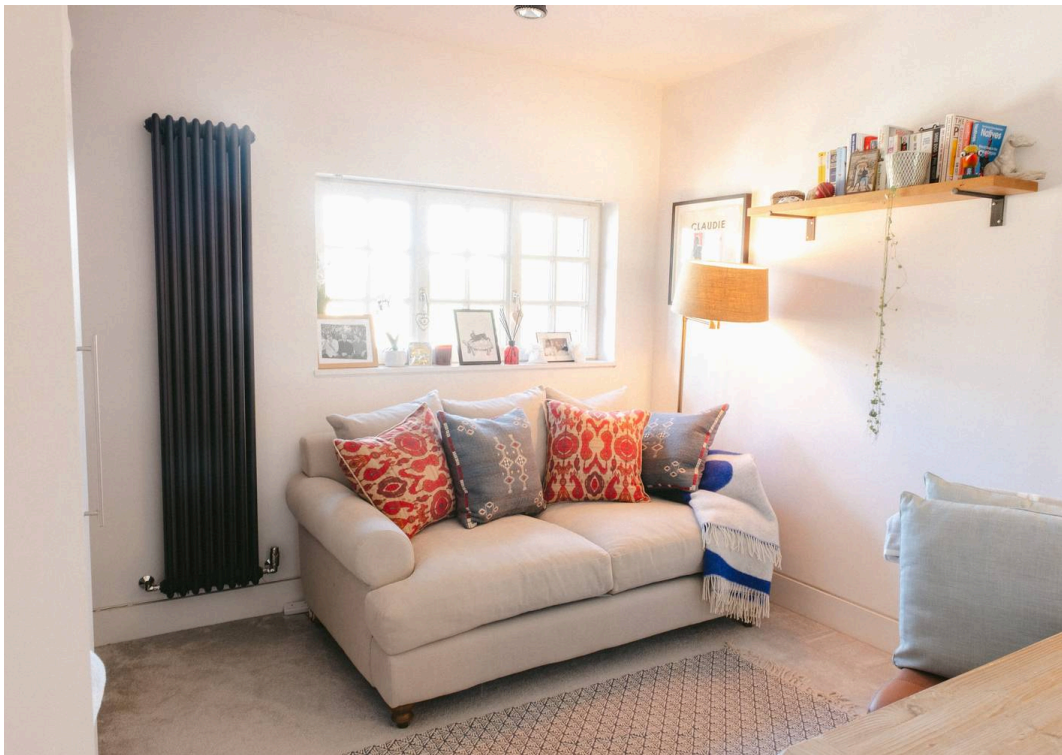
- Two Double Bedroom Apartment
- Private Terrace
- Well Designed to High Spec
- Fully Designed Kitchen
- 19th Century Factory Conversion
- Very Well Presented
- Chain Free Sale
- Private Communal Access
- Share of Freehold
- Great Location

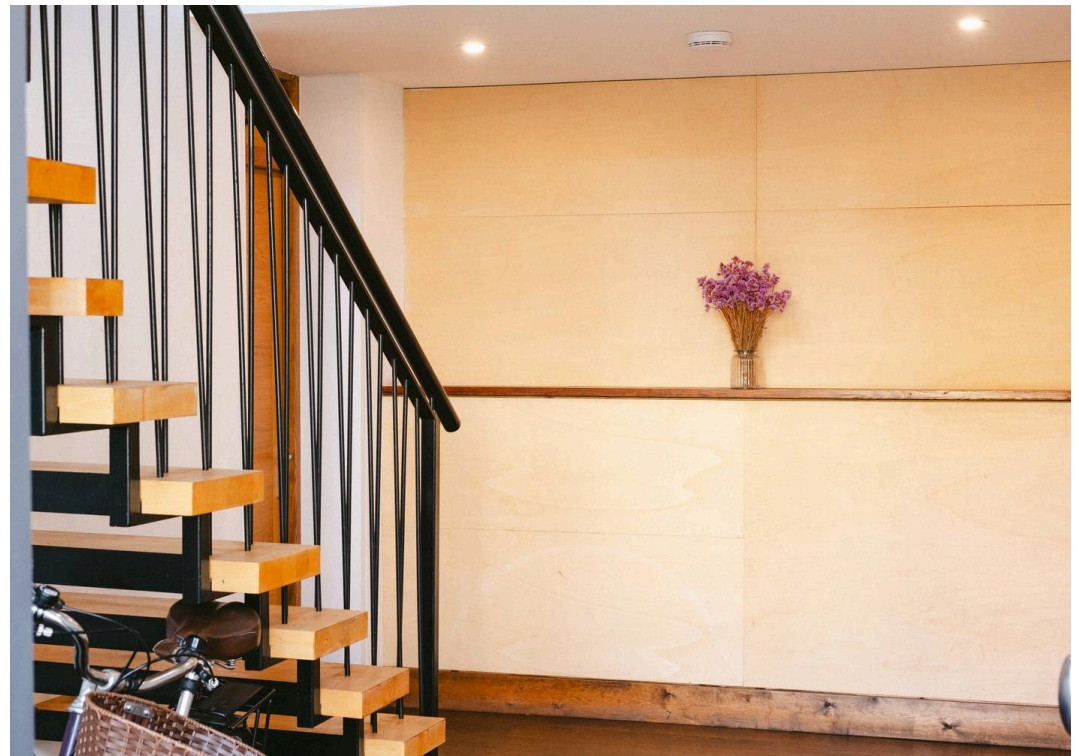
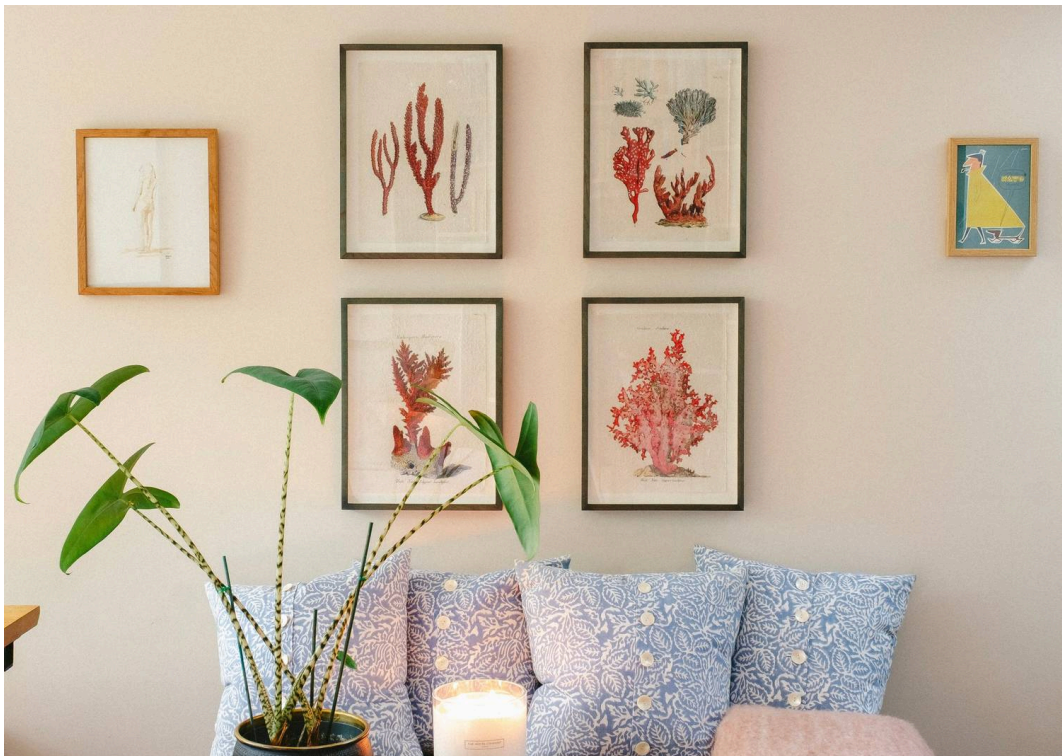












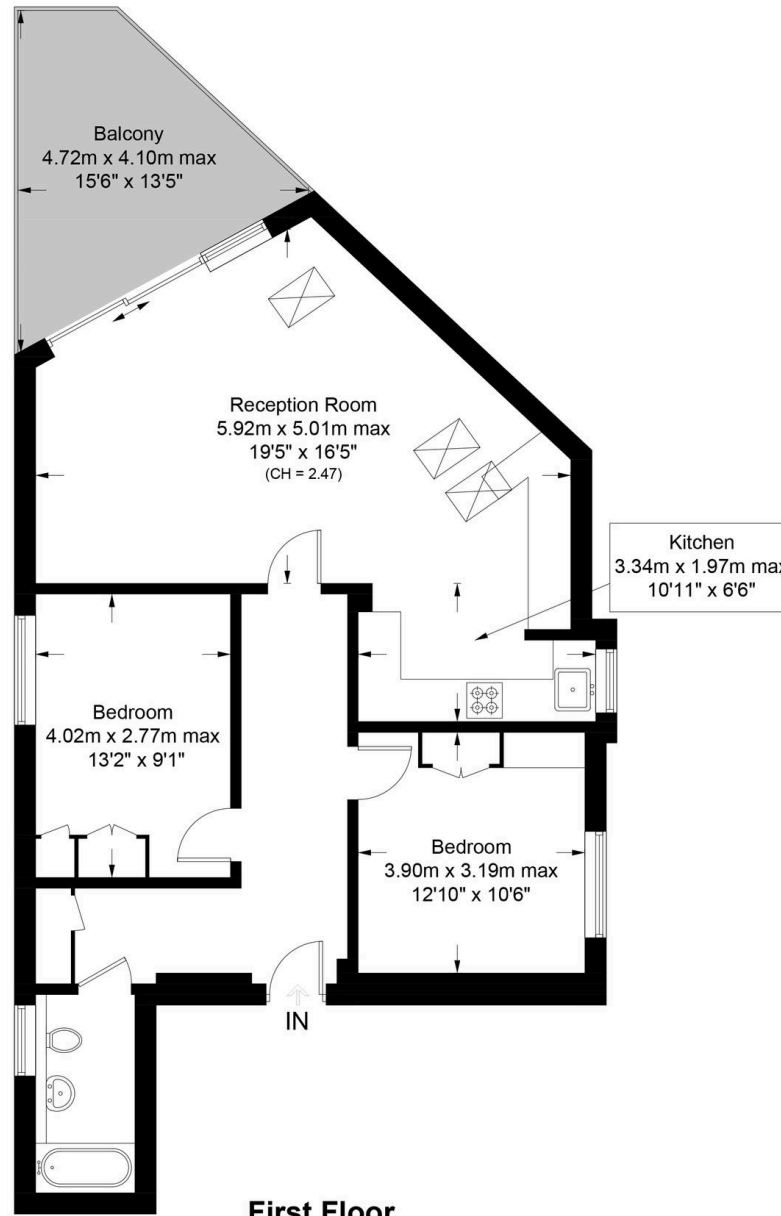


Legard Works, N5

Approximate Gross Internal Area = 824 sq ft / 76.6 sq m

DAVID ANDREW

your most valuable asset



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London, N19 5SE

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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



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1290708)



as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own i those of professional s. David Andrew Estates ility for any error contained in these particulars.

