



FLAT 11, LEGARD WORKS, LEGARD ROAD, LONDON, N5
£750,000 SHARE OF FREEHOLD

A UNIQUE, TWO BEDROOM, TWO BATHROOM
MODERN APARTMENT WITH ITS OWN
PRIVATE OUTSIDE SPACE.

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DESCRIPTION:

A stunning, two double bedrooms, two-bathroom, ground floor apartment situated in this boutique development in Highbury, N5. Entering through the iron gates and then your own front door, you are welcomed into a spectacular, open plan living room kitchen with bespoke kitchen and solid, engineered wood flooring. Both bedrooms are genuine doubles and feature custom made inbuilt storage, while the master bedroom benefits from an en-suite bathroom. The property is completed with a modern family shower room and a southwest facing, private garden at the front of the apartment.

Legard Works opens from a gently sloping block paved lane, illuminated by a bespoke lighting design. The triangular site benefits from dramatic timber, plate glass and steel jutting extensions and abutments have been added to the original buildings. It is filled with striking intersecting angles and planes which are continued with the timber, steel and planted landscaping of the communal courtyard, which includes a water feature and seating niches. The outdoor areas of the ground floor apartments are boarded by mid height timber planters and steel gates. The properties themselves offer warehouse style features including industrial cast iron radiators, premium appliances and fittings, tiling and finishes. A communal locked bike storage, new build warranty and extremely reasonable service charge complete the development.

The property is located a short distance from Highbury Park and the highly renowned local amenities

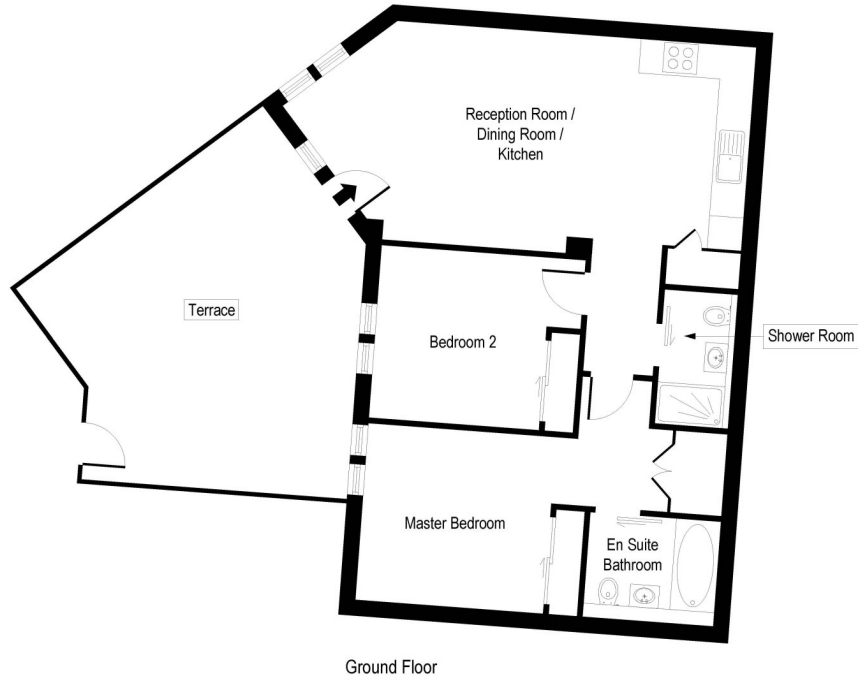
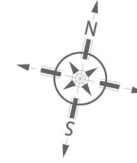
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Approx. Gross Internal Floor Area 749.2 sq. ft / 69.60 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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