



Reception Room
14'11" x 19'0"

Kitchen
6'5" x 13'6"

Bedroom
15'2" x 11'11"

Wardrobe

Bedroom
7'4" x 13'3"

Bathroom
7'5" x 8'11"

Garden
15'5" x 23'7"



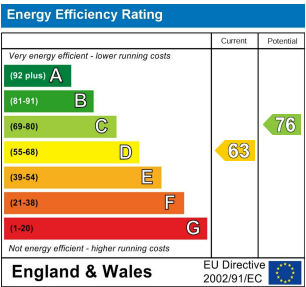
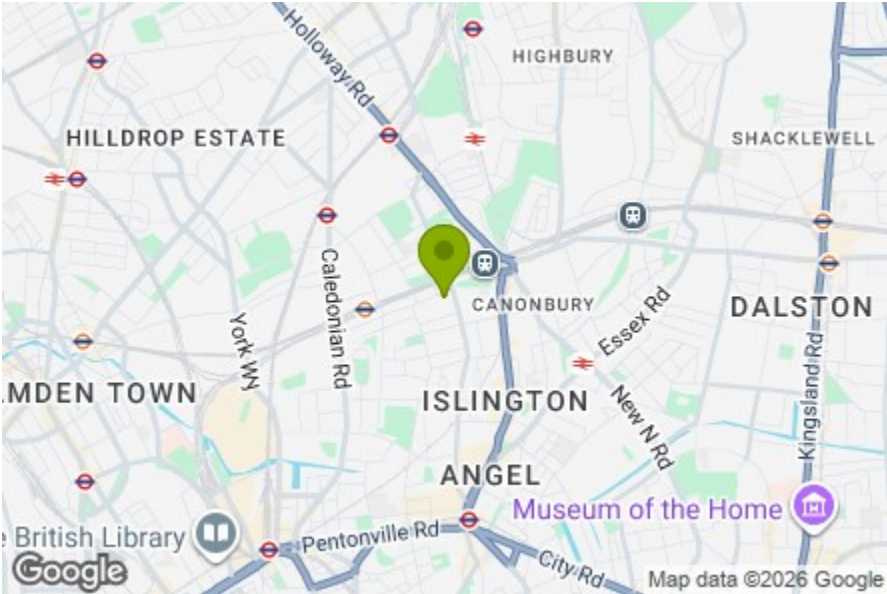
LEGION CLOSE, ISLINGTON
Offers In Excess Of £1,000,000 Leasehold
2 Bed Maisonette



Features:

- Split Level Maisonette
- Two Double Bedrooms
- Off Street Parking & Private Garage
- Landscaped Private Rear Garden
- Moments From Highbury & Islington Station
- A Short Walk to Highbury Fields
- Private Gated Road
- Potential to Extend (STPP)
- Plenty of Pubs, Restaurants and Other Amenities Nearby
- Approx. 821 Square Foot

Tucked away on a private gated road in the sought after Barnsbury area, this two bedroom split level maisonette offers a rare combination of privacy, off street parking, a garage and a landscaped rear garden. You're within easy reach of Upper Street, Regent's Canal and the independent cafés, restaurants and shops that make this part of Islington such a popular place to call home.



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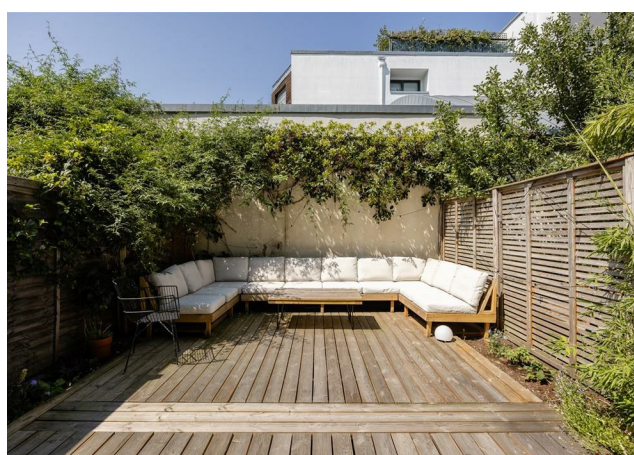
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IF YOU LIVED HERE...

Step through the front door and you'll immediately appreciate the practical layout. The entrance hall leads past the integrated garage before opening into a generous living and dining room, filled with natural light and offering plenty of space to relax or entertain. To the rear, the refitted kitchen is neatly arranged with clean, contemporary finishes and direct access to the landscaped private garden, creating an easy connection between inside and out for warmer days.

Upstairs, you'll find two well proportioned double bedrooms, each with a calm, understated feel. The larger bedroom benefits from a separate walk in wardrobe, while the second bedroom includes fitted wardrobes. Between them sits the beautifully refitted bathroom, finished in a fresh, modern style with both a bath and a separate shower enclosure. Throughout, the home has been well maintained, balancing practical living with comfortable interiors, while the private driveway and garage provide welcome convenience in this central location.



WHAT ELSE?

- Upper Street is within easy walking distance, where you'll find local favourites including Pophams Bakery, The Tamil Prince, Westerns Laundry and a wide choice of independent cafés, restaurants and boutiques.
- Regent's Canal, Barnard Park and nearby Highbury Fields provide plenty of green space for walking, running or simply enjoying some time outdoors, all close to home.
- Highbury & Islington, Angel and Essex Road stations are all within walking distance, giving you quick connections across London via the Victoria line, Northern line, London Overground and National Rail services.

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