



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"



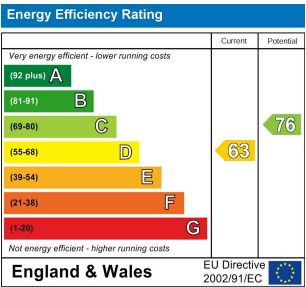
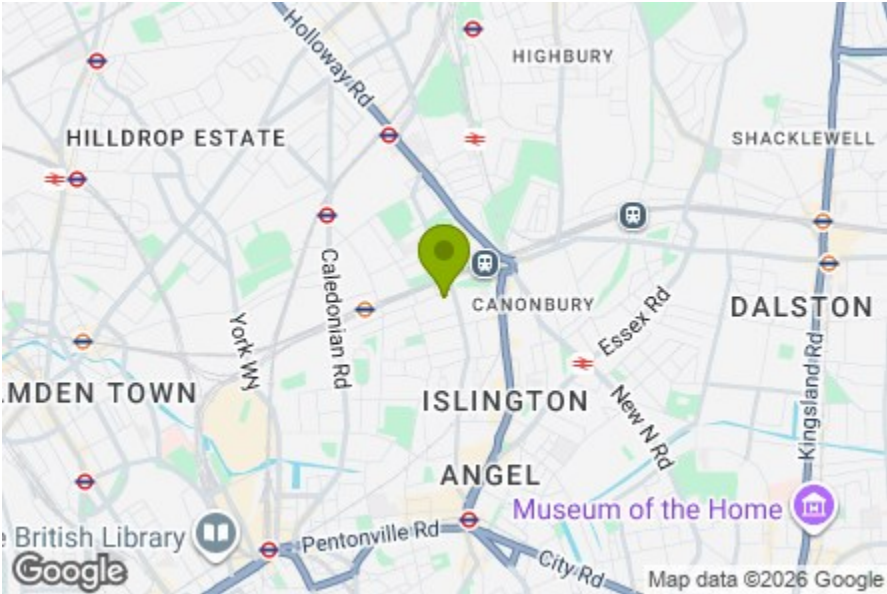
LEGION CLOSE, ISLINGTON  
Offers In Excess Of £1,000,000 Leasehold  
2 Bed Maisonette



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
- Lease Being Extended to 170+ Years

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.



E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

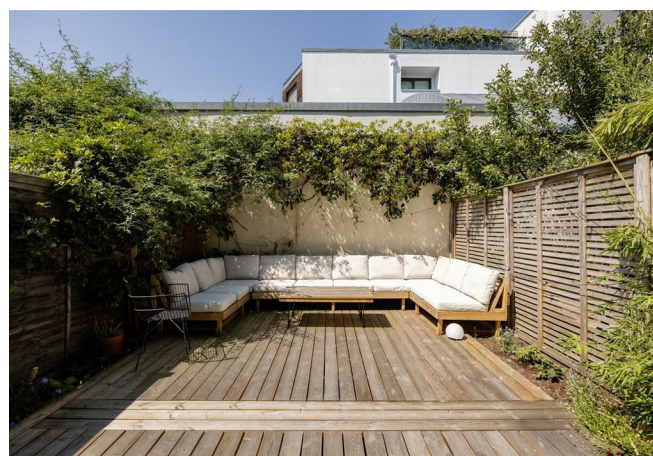
Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

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@STOWBROTHERS

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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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