

**Legard Road, Highbury
 6 Bedroom End Terraced**

Price: £1,270 pw



- ✓ Legard Road, Highbury, N5
- ✓ Six Double Bedrooms
- ✓ Kitchen Diner
- ✓ Private Patio Garden
- ✓ HMO Licence Granted

- ✓ Stunning Home
- ✓ Separate Reception Room
- ✓ Three Bathrooms
- ✓ 4 Levels
- ✓ Furnished

Legard Road, Highbury

Bryan Estates are delighted to offer A rare Six double bedroom terraced house located with HMO Licence on Legard Road, Highbury N5.

This rare home is arranged over four levels and boasts a separate reception, six double bedrooms, large kitchen with tiled flooring and modern fitted units and integrated appliances including dishwasher and three Modern bathrooms. Also boasts a private patio garden.

Located perfectly within minutes to amenities and transport and the ever popular Highbury Barn.

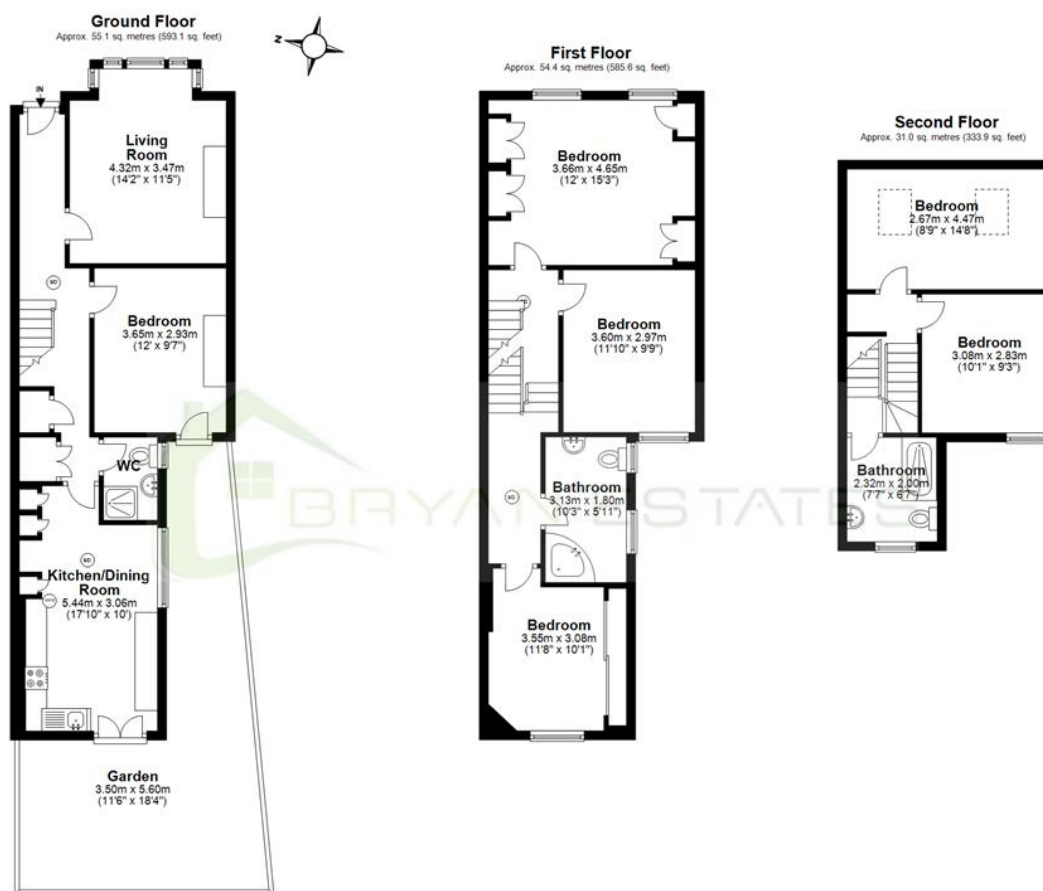
Ideal for a family or professional sharers.

Call 0207 998 4788 to arrange a viewing.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



Total area: approx. 140.5 sq. metres (1512.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		38	56
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		33	49
England, Scotland & Wales		EU Directive 2002/91/EC	