



ST. THOMAS'S ROAD, LONDON, N4  
**£850,000 SHARE OF FREEHOLD**

**A SIZEABLE, THREE DOUBLE BEDROOM, TWO  
 BATHROOM, PERIOD CONVERSION SET  
 MOMENTS FROM THE TUBE IN N4**

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently





## DESCRIPTION:

A sizeable, three double bedroom, two bathroom, period conversion set moments from the tube in N4. Set across the first and second floor while standing at 914 sqft, the property is benefited from a share of the freehold. A bright, west facing open plan living room kitchen creates the perfect entertaining space while the third bedroom and separate shower can also be found on the first floor. On the second (top) floor you'll find two good sized double bedrooms both with inbuilt storage and a family bathroom.

St Thomas's Road is set in the popular 'Blackstock Triangle' known for its village atmosphere and tree lined streets. The property is located a short distance to a number of leading Islington schools and the Highbury Barn locale. For the outdoor enthusiast there are a number of sporting options nearby with Finsbury Park, Clissold Park and Highbury Fields offering wonderful spaces for recreation, and Gillespie Nature reserve and the Parkland walk for a leisurely stroll. Transport links are amongst some of the best in London with the Finsbury Park hub (Victoria and Piccadilly lines and over ground services and substantial bus network) offering speedy access to Upper Street, the City, the West End, and International rail services at Kings Cross St Pancras.

**Winkworth**



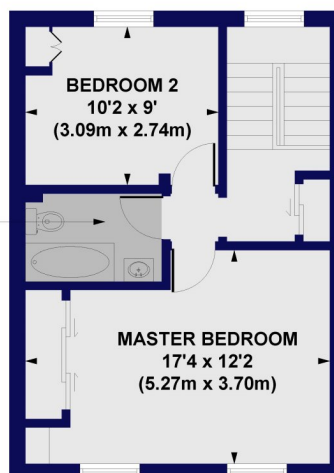
Winkworth



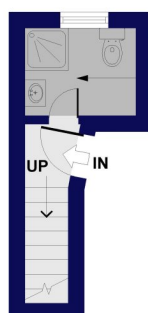
**St. Thomas's Road, N4**  
**Approx. Gross Internal Floor Area 914 sq. ft / 84.89 sq. m**



**BATHROOM**  
 7'9 x 5'  
 (2.36m x 1.52m)

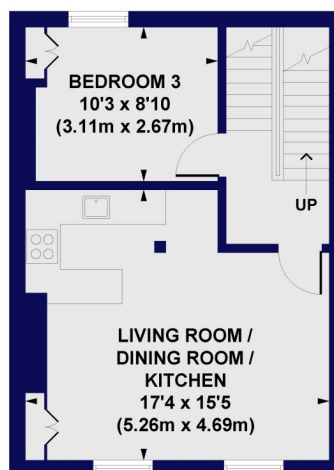


**SECOND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 430 SQ FT**



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 59 SQ FT**

**SHOWER ROOM**  
 6'4 x 5'  
 (1.92m x 1.52m)



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 425 SQ FT**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 C

81 B

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

**Winkworth**

*winkworth.co.uk*

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.