



ST. THOMAS'S ROAD, LONDON, N4
£825,000 SHARE OF FREEHOLD

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

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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.

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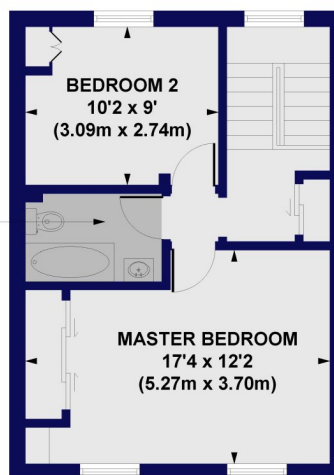


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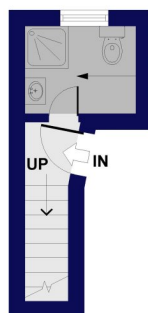
St. Thomas's Road, N4
Approx. Gross Internal Floor Area 914 sq. ft / 84.89 sq. m



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

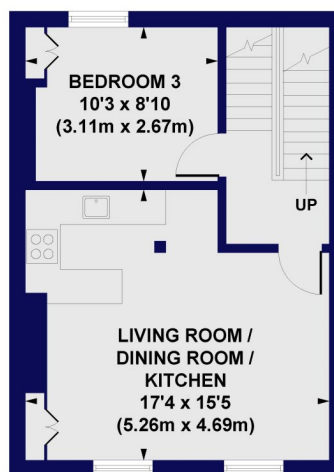


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 430 SQ FT



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.

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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

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