



St. Thomas's Road, London
£1,295,000

**DAVID
ANDREW**

your
most
valuable
asset

St. Thomas's Road

London, London

A beautifully presented five-bedroom, three bathroom Victorian family home located on sought-after St. Thomas's Road. This home is spread across four inviting levels spanning 1,946 sqft / 181 sqm, providing an abundance of living and entertaining space, perfect for a long-term family home. The ground floor includes a reception room, dining room, and a modern extended kitchen that leads out to the west-facing garden. The first and second floor comprises of four double bedrooms and two bathrooms, and on the fourth level, the loft has been converted to the fifth bedroom with en suite bathroom.

Situated on the peaceful St Thomas's Road, this home is ideally positioned near the vibrant shops and cafés of Highbury and Finsbury Park, with the scenic green spaces of Clissold Park and Highbury Fields just a short walk away. Transport links are excellent, offering easy access to the Victoria and Piccadilly lines (Zone 2), Overground and National Rail services.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 1946 sq ft/ 181 sq m
- Five Double-Bedrooms
- Three Storey House
- Arranged over four levels
- Three Bathrooms
- West Facing Garden
- Great Catchment Area
- Offered Chain Free
- Great Transport Links











St. Thomass Road N4

Approximate Gross Internal Area = 1848 sq ft / 171.7 sq m

Basement = 16 sq ft / 1.5 sq m

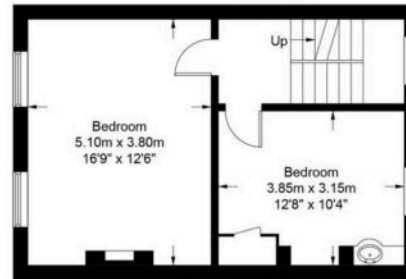
(Excluding Reduced Headroom)

Shed = 15 sq ft / 1.4 sq m

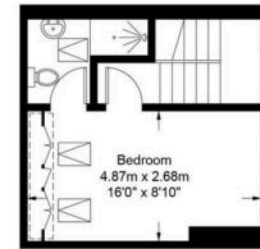
Reduced Headroom = 82 sq ft / 7.6 sq m

Total = 1961 sq ft / 182.2 sq m

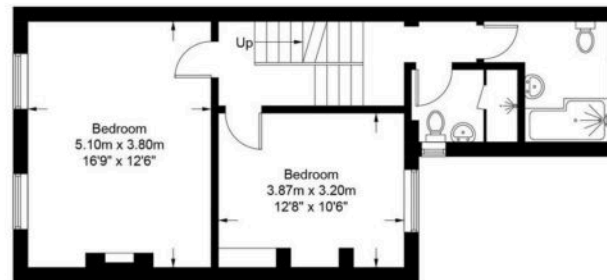
 = Reduced headroom below 1.5m / 5'0"



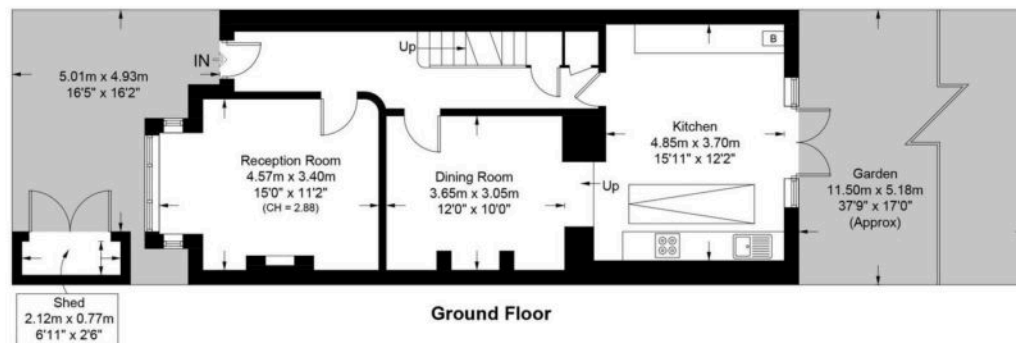
Second Floor



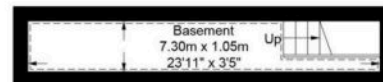
Third Floor



First Floor



Ground Floor



Basement



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1182250)

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has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

