



St. Thomas's Road

Finsbury Park, N4

Asking Price £1,150,000

A fantastic opportunity to secure this 4 bedroom family home currently configured as two flats with planning permission granted to extend to circa 1700sqft located on a quiet residential street close to Finsbury Park and Arsenal stations.

CHESTERTONS



St. Thomas's Road

Finsbury Park, N4

- Terraced house with planning permission granted to create a large family home
- Private garden space
- Close proximity to Finsbury Park transport links and local schools
- Application number P2026/0890/FUL on Islington planning portal



A fantastic opportunity to secure this 4 bedroom family home currently configured as two flats with planning permission granted to extend to circa 1700sqft located on a quiet residential street close to Finsbury Park and Arsenal stations.

This rare opportunity to create a dream family home is currently set up as two flats but has planning permission to create one dwelling and add further extensions. Application number P2026/0890/FUL on Islington planning portal.

The property is conveniently located for access to the shops of Highbury Barn, including the renowned Godfreys Butchers, the fishmongers and the Fromagerie, along with the greenery of Highbury Park, the trains and Underground at Highbury & Islington station, Finsbury Park station, Arsenal Underground and Drayton Park station, all providing superb links across London. Arsenal & Finsbury Park are the closest of the above mentioned stations sitting just at either end of the road, literally moments from the house, with trains on the Piccadilly Line through Kings Cross, the Theatre District, Covent Garden, Piccadilly and out to Heathrow. It is worth noting that the Highbury Stadium Square development, formerly home to Arsenal Football Club, houses an all singing, all dancing Fitness First gym, complete with swimming pool. The locally famed hidden gem of Gillespie Park is also easily accessible, offering a local nature reserve in inner city London.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington
Council Tax Band: NA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

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Finsbury Park, N4



○ - Ceiling Height



Approx Gross Internal Area 1282 Sq Ft - 119.10 Sq M
(Excluding Cellar)

Approx Gross Internal Area 1366 Sq Ft - 126.90 Sq M
(Including Cellar)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 032641E

