



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

Suite 3, 46 Crawford Street
London
W1H 1JU

0330 118 6610
office@panteraproperty.com
www.panteraproperty.com



7 Bourne Hill

, London, N13 4LJ

Pantera Property offer to the market a three-storey terraced house, providing off street parking and a rear courtyard. The property offers a great opportunity to add value.

£700,000

7 Bourne Hill

, London, N13 4LJ

- Mid terraced house
- Freehold
- Vacant possession
- Rear courtyard
- Off street parking
- No onward chain

The ground floor provides:

- Two bedrooms or reception rooms
- Bathroom
- Kitchen
- Reception room

The first floor provides:

- Three double bedrooms
- Bathroom
- Storeroom/bedroom

The second floor provides:

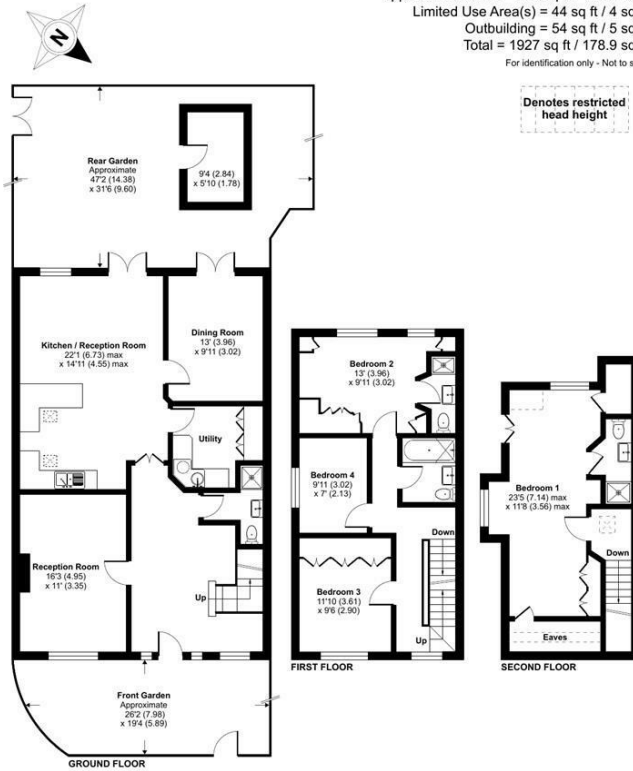
- Bedroom
- Bathroom
- Dressing room

The property is located in Palmers Green a suburban area of North London within the London Borough of Enfield and around eight miles north of Charing Cross. The property is situated on Bourne Hill, which leads on to Southgate. The surrounding area comprises mostly residential dwellings, however the property benefits from being within approximately one mile (20 minute walk) from the centre of Palmers Green, here you will find a Morrisons, Gyms, Mcdonald's, Boots and local restaurants and pubs. Palmers Green Station is served by the Great Northern Line which provides services to Stevenage and Moorgate. Southgate Underground Station also lies approximately one mile to the west (20 minute walk), Southgate is served by the Piccadilly Line providing a service to Heathrow in approximately 1 hour and 30 minutes and Kings Cross in approximately 25 minutes.



Bourne Hill, London, N13

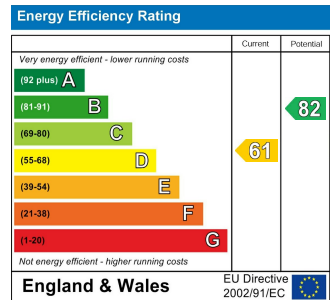
Approximate Area = 1829 sq ft / 169.9 sq m
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 1927 sq ft / 178.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©nichicom 2024. Produced for Pantera Property. REF: 1100562



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

Suite 3, 46 Crawford Street
London
W1H 1JU

0330 118 6610
office@panteraproperty.com
www.panteraproperty.com