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3 1 2 C

Bourn Avenue, London, N15

Guide Price £575,000



A Rare opportunity in the Heart of N15 – Chain Free

Nestled between West Green Road and Philip Lane in the vibrant heart of N15, this 1930s terraced home is a true local gem. Located within the catchment area for the Outstanding Harris Academy, it's an ideal choice for young families seeking strong educational options in a well connected North London neighbourhood.

This freehold property offers three bedrooms (two doubles and one single), two reception rooms, a galley kitchen, an upstairs bathroom, and a private 44 ft rear garden. With its generous proportions and traditional layout, the home provides a solid foundation and fantastic potential for those looking to modernise and create a truly personalised space.

Requiring updating throughout, this is a perfect project for first-time buyers or those seeking a home with long-term potential. The property is full of character and natural light, and there is scope to reconfigure or extend (subject to the usual consents) to better suit your lifestyle.

Location highlights:

Within walking distance to Seven Sisters (Victoria Line & Overground) and Turnpike Lane (Piccadilly Line), offering excellent access to Central London.

Close to the award-winning Downhills Park.

Surrounded by local shops, cafes, and amenities, adding to the area's strong community feel.

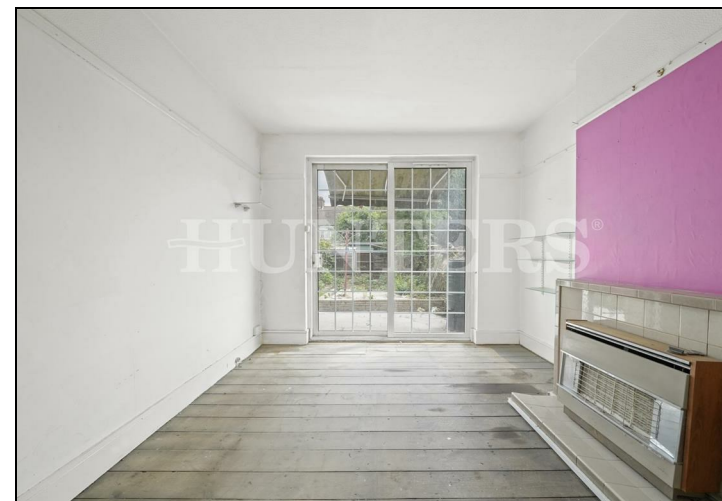
Council Tax Band: D

EPC Rating: C

This is a fantastic opportunity to secure a home with huge potential in one of North London's most sought-after areas.

KEY FEATURES

- Three bedroom 1930s property
 - Close to amenities
- Seven Sisters (Victoria Line) and British Rail and Turnpike Lane
 - In need of modernisation
 - Chain free
 - EPC - C
 - Council tax - D

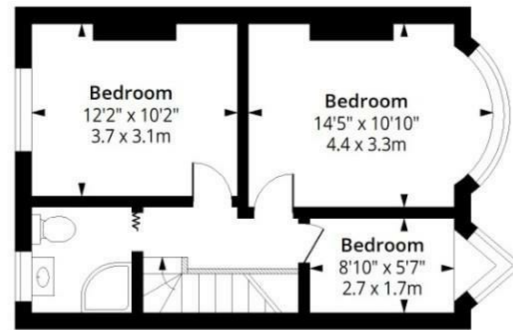
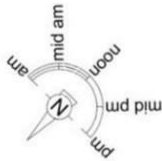






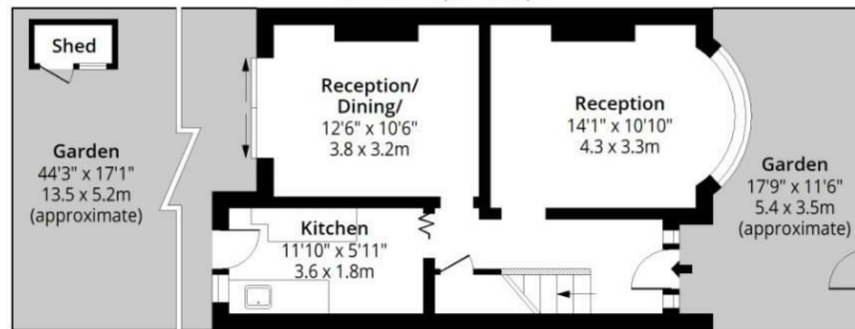
Bourn Avenue, N15

Approximate Gross Internal Area = 887 Sq Ft - 82.40 Sq M



First Floor

Floor Area 444 Sq Ft - 41.25 Sq M

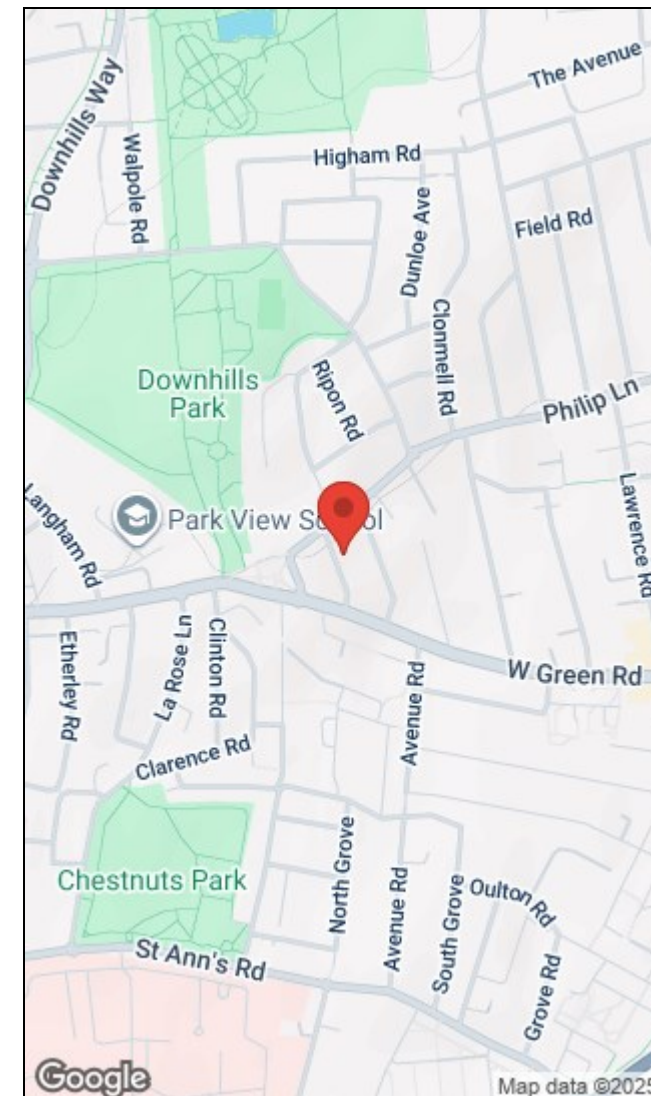



Ground Floor

Floor Area 443 Sq Ft - 41.15 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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