



## BOURNE HILL, N13 4LJ



£899,999 Freehold

# Property Details

Welcome to this charming property located in the prestigious Bourne Hill, London. This delightful end terrace house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, there is ample space for the whole family to unwind and recharge.

The property features four modern bathrooms, ensuring convenience and comfort for all residents. Spanning across 1,787 sq ft, this house offers a harmonious blend of elegance and functionality, providing a cosy sanctuary to call home.

Situated in the heart of London, this property not only offers a comfortable living space but also provides easy access to a myriad of amenities, including shops, restaurants, and parks. Whether you're looking for a peaceful retreat or a vibrant urban lifestyle, this house caters to all your needs.

Don't miss the opportunity to make this beautiful house your own and experience the best of London living. Contact us today to arrange a viewing and take the first step towards your dream home in Bourne Hill.



Approximate Gross Internal Area 1772 sq ft – 165 sq m  
 Ground Floor Area 969 sq ft – 90 sq m  
 First Floor Area 501 sq ft – 47 sq m  
 Second Floor Area 302 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

