

Pymmes Road, N13

3 2 2

Guide Price £650,000-£750,000 *Freehold*

A detached property sitting on a generous plot, currently arranged as two self-contained flats, each with its own private entrance, and being sold as a single unit under one freehold title. The property is conveniently located within easy reach of Bowes Park railway station, Bounds Green Underground station (Piccadilly Line), and an excellent selection of shops, cafés and amenities along Green Lanes.

The property presents an interesting opportunity for investors, developers or end users, with scope for further development, subject to the necessary planning and other consents.





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The ground-floor flat, which benefits from some modernisation, is accessed from the front of the house and comprises a reception room, two double bedrooms, living room, kitchen and shower room. There is also direct access to the shared rear garden. The split-level first-floor flat has its own entrance to the side, with a bathroom on the ground floor. Upstairs, there is a spacious dual-aspect reception room, an eat-in kitchen and a double bedroom.

Outside, the generous shared rear garden is a particular feature, while access along both sides of the house adds to the practicality of the plot.

With two independent flats, substantial outside space and a well-connected location, this is a rare opportunity offering flexible accommodation and an impressive plot. Viewing is highly recommended to fully appreciate the property and its setting.



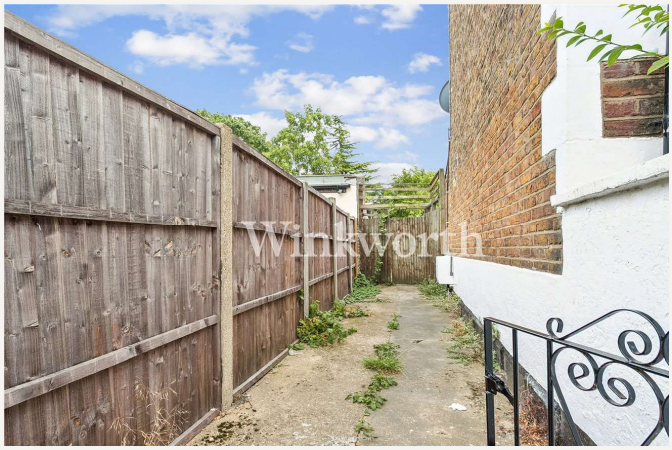










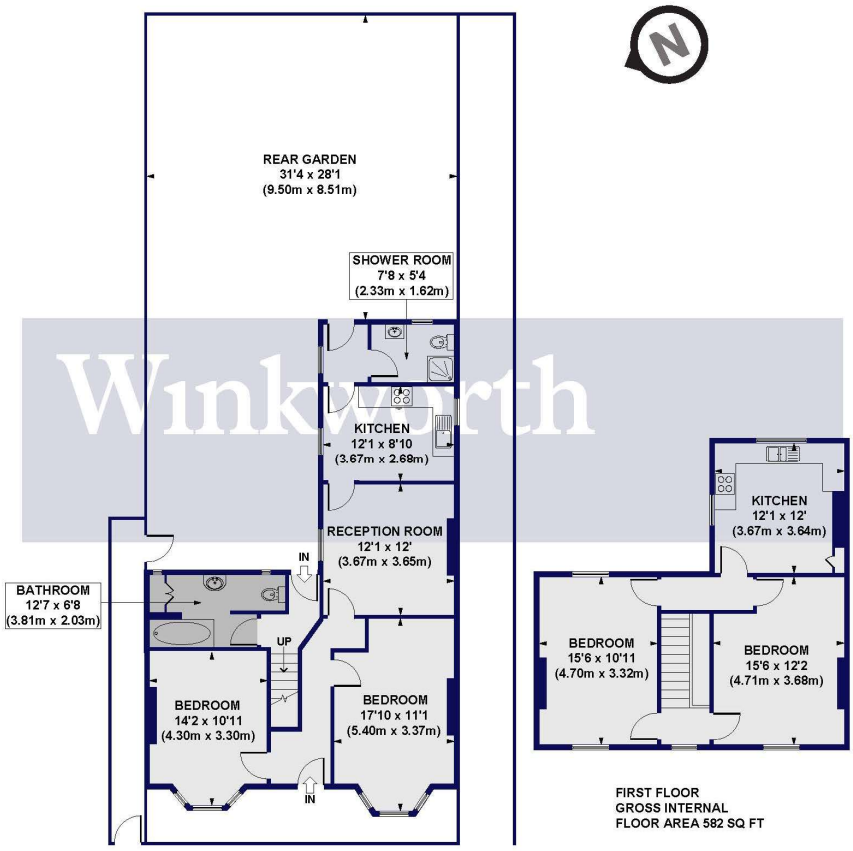


MATERIAL INFO

Tenure: Freehold
Council Tax Band: B
EPC rating: Ground Floor Flat - D, First Floor Flat - E

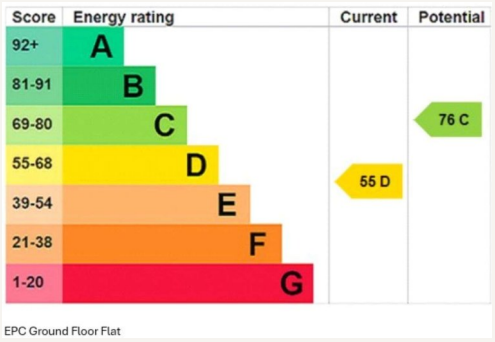
Shirley Villa, Pymmes Road, N13

Approx. Gross Internal Floor Area 1421 sq. ft / 132.02 sq. m

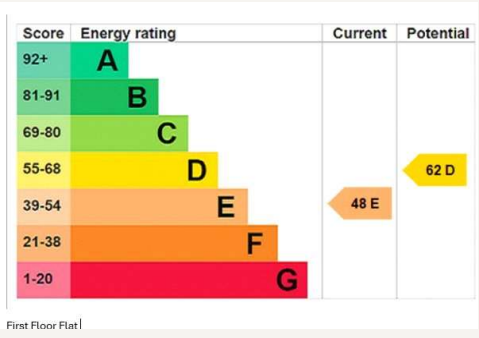


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EPC Ground Floor Flat



First Floor Flat

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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