



Bourne Hill, Palmers Green, N13

*This modern and purpose-built freehold property comprises of three flats that has a potential rental income of **£3250 per month**. All three properties are with UPVC double glazing, modern appliance fitted kitchens, gas central heating with combination boilers, hardwood or laminated flooring, modern bathrooms and video entry-phones; with the exception of the ground floor two bedroom flat which has a small patio garden. The first-floor flat comprises of two bedrooms and the spacious top-floor is a large studio with a separate kitchen and bathroom.*



Price - £649,950 - Freehold

Currently all flats are rented out on Assured Shorthold Tenancies. We understand from our Vendor that the property has an enforcement notice dating back to the original build date of 2008 for the change of use from three flats to two flats, but this has not been enforced.*

All flats are rated separately for gas, electric, water rates and council tax and our vendor wishes to sell the whole Freehold.

*(*A copy of the original enforcement notice is available on request)*

Flat 1



Flat 2



Flat 3



The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



**VIEWING STRICTLY BY APPOINTMENT THROUGH:
BROOMFIELD ESTATES
22 ALDERMANS HILL
LONDON N13 4PN**



Energy Performance Certificate

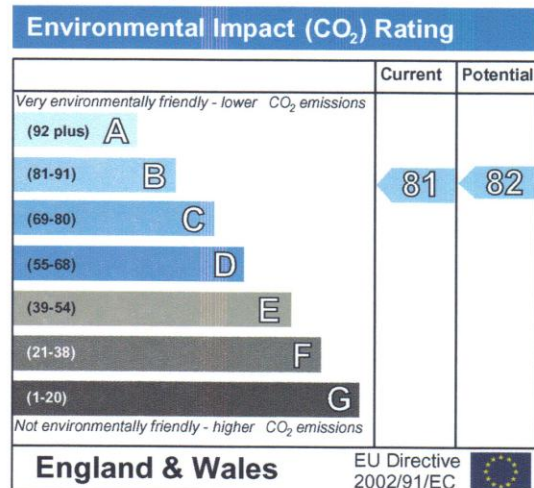
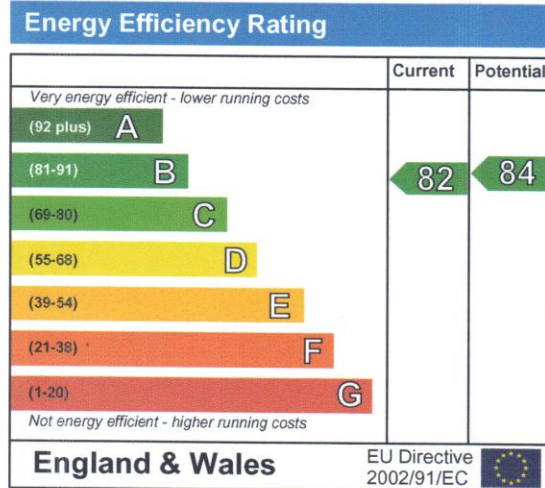


B Bourne Hill

Dwelling type: Mid-floor flat
 Date of assessment: 29 September 2008
 Date of certificate: 30 September 2008
 Reference number: 8888-6421-5370-8151-2022
 Total floor area: 49 m²

LONDON
 N13 4LJ

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	162 kWh/m ² per year	154 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.2 tonnes per year
Lighting	£39 per year	£22 per year
Heating	£185 per year	£187 per year
Hot water	£59 per year	£59 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Energy Performance Certificate

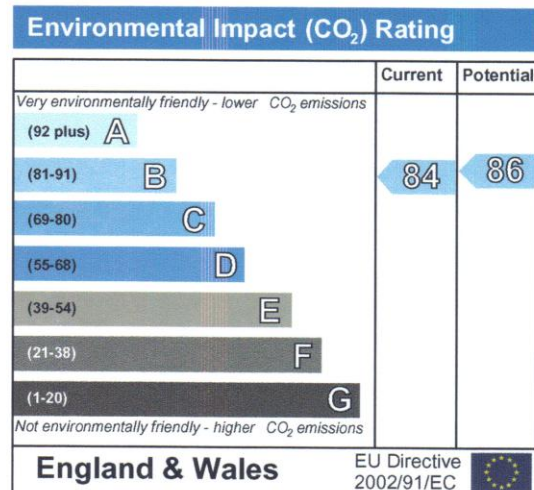
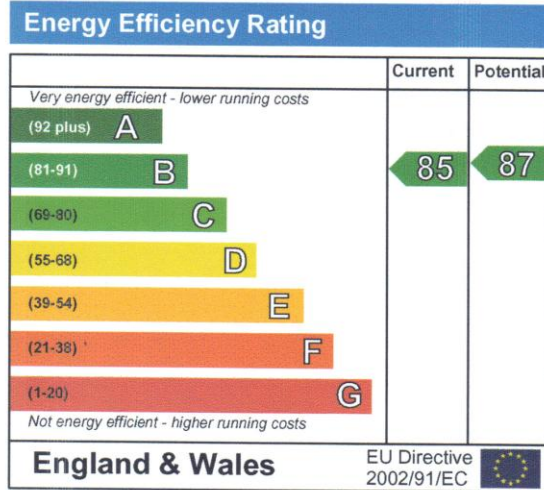


Bourne Hill

Dwelling type: Top-floor flat
 Date of assessment: 02 October 2008
 Date of certificate: 03 October 2008
 Reference number: 8868-6720-5819-7132-2006
 Total floor area: 17 m²

LONDON
N13 4LJ

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	262 kWh/m ² per year	235 kWh/m ² per year
Carbon dioxide emissions	0.7 tonnes per year	0.6 tonnes per year
Lighting	£8 per year	£8 per year
Heating	£137 per year	£129 per year
Hot water	£50 per year	£47 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

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