



**Bourne Avenue**  
London, N14



# Bourne Avenue

A Stylishly Restored Arts & Crafts Home in the Prestigious Meadway Estate

Positioned on one of Southgate's most desirable roads, just a short walk from Southgate Station and the open green spaces of Grovelands Park, this beautifully restored four-bedroom Arts & Crafts home combines timeless character with contemporary living.

Offering 2,618 sq ft of elegant internal space, the property has been thoughtfully updated to meet the demands of modern life. Original period features are complemented by high-spec upgrades throughout, including Cat6 cabling, underfloor heating, luxury electric blinds, and integrated smart home technology.

The kitchen and bathrooms have been finished to an exceptional standard, fitted with premium Miele and Siemens appliances, alongside sleek Gessi fixtures for a refined, modern aesthetic.

To the rear, a professionally landscaped garden provides a tranquil setting for outdoor entertaining, with mature planting, ambient mood lighting, and a stylish modern patio. At the far end, a fully insulated garden studio offers flexible use as a home office, gym, creative space, or teen retreat—ideal for modern lifestyles.

In 2023, planning permission was granted for a rear extension, loft conversion, and garage transformation, allowing future expansion to over 3,000 sq ft and offering excellent long-term potential.

Located within the catchment for outstanding schools including Ashmole Academy and Walker Primary, this home is perfectly placed for families seeking a blend of quality, convenience, and community. With its elegant proportions, versatile layout, and scope to grow, this is a rare opportunity to own a standout family home in a highly sought-after North London neighbourhood.





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Council Tax: G  
Local Authority: Enfield  
Tenure: Freehold

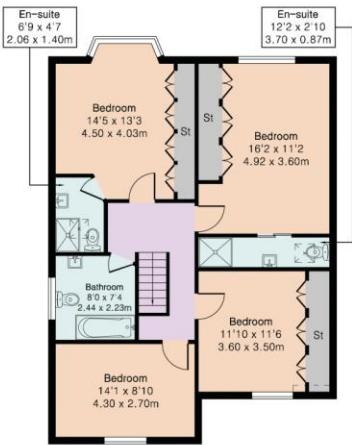
Approximate Gross Internal Area 2618 sq ft - 243 sq m  
Ground Floor Area 1206 sq ft – 112 sq m  
First Floor Area 875 sq ft – 81 sq m  
Garage Area 181 sq ft – 17 sq m  
Outbuilding Area 356 sq ft – 33 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	82 B
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.





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