



How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – State the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Mortgage in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.



St. Mary's Road | | London | N9 8NR

Offers In The Region Of £550,000



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www.targetproperty.co.uk





For Sale: Spacious 4-Bedroom End-of-Terrace Property with Integral Garage Near Jubilee Park, N9

Target Property is pleased to offer this beautifully presented 4-bedroom end-of-terrace family home, featuring an integral garage and situated near the highly sought-after Jubilee Park in N9.

Key Features:

Bright and Spacious Living Areas – Ideal for family living and entertaining.
Modern Family Bathroom – Finished to a high standard with contemporary fittings.
Four Well-Proportioned Bedrooms – Offering comfort and versatility.
Integral Garage – Providing additional storage or secure parking.
Private Landscaped Garden – Perfect for outdoor relaxation and gatherings.
Off-Street Parking – In addition to the garage, offering convenience and security.
Fantastic Location – Close to excellent schools, transport links, and local amenities.
This property is perfect for families or investors seeking a well-maintained home in a desirable area. With Jubilee Park just moments away, enjoy easy access to green open spaces while remaining well-connected to the city.

Location Highlights:

Jubilee Park – A short walk from the property.
Edmonton Green & Silver Street Stations – Offering excellent transport links.
Local Shopping – Conveniently close to Edmonton Green Shopping Centre.
Price: £550,000

For more information or to arrange a viewing, please contact Target Property:

Phone: 020 8805 4949
Website: www.targetproperty.co.uk
Office Address: 315 Hertford Road, Edmonton, London, N9 7ET
Viewings are highly recommended. Don't miss out on this fantastic opportunity!