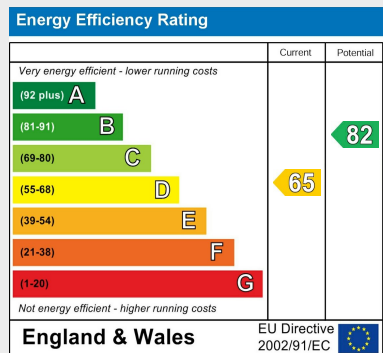
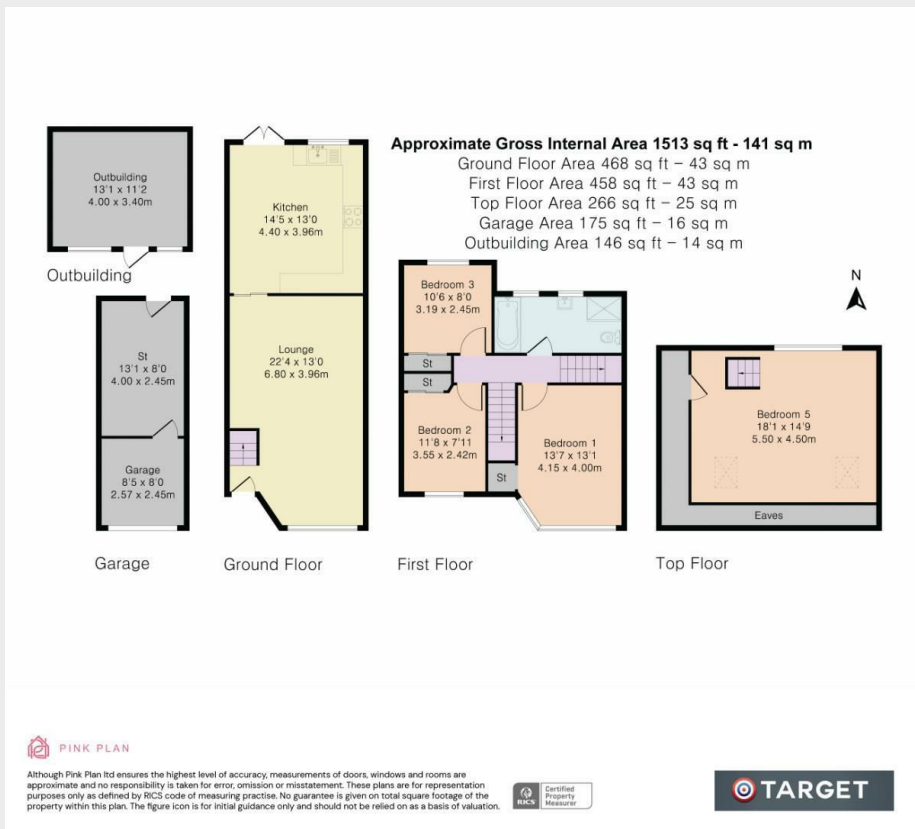




How to Make an Offer

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

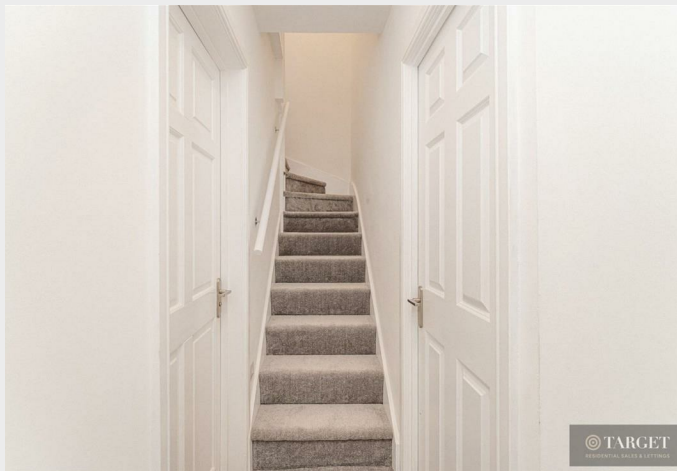
Offers In The Region Of £550,000



210 Windmill Court Windmill Lane | Cheshunt | Waltham Cross | EN8 9AF
t. 01992 766245 | e. theo@targetproperty.co.uk

www.targetproperty.co.uk





We are delighted to present this charming 4-bedroom end-of-terrace house located on St. Mary's Road, N9. Built in the 1930s, this property combines classic design with modern comforts, making it an ideal family home. Spanning an impressive 1,513 square feet, the house boasts bright and spacious living areas that are perfect for both family gatherings and entertaining guests.

The property features four well-proportioned bedrooms, providing ample space for relaxation and versatility to suit your family's needs. The modern family bathroom is finished to a high standard, showcasing contemporary fittings that enhance the overall appeal of the home. An integral garage offers additional storage or secure parking, while off-street parking adds convenience and peace of mind.

Step outside to discover a private landscaped garden, an inviting space for outdoor relaxation and social gatherings. The location is particularly advantageous, being just a short stroll from the beautiful Jubilee Park, where you can enjoy green open spaces and recreational activities. Furthermore, the property is well-connected to excellent schools, transport links, and local amenities, making it a perfect choice for families or investors alike.

This well-maintained home in a desirable area is not to be missed. Whether you are looking to settle down or invest, this property offers a wonderful opportunity to enjoy comfortable living in a vibrant community.

