

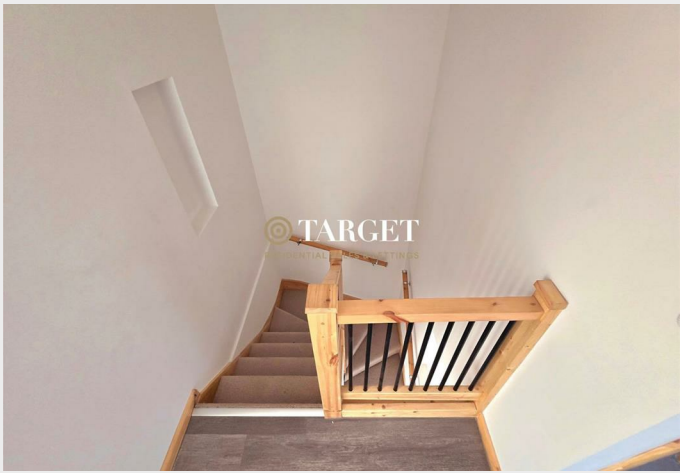


Flat 5,

Hertford Road, Enfield EN3 5UT

Per Calendar Month £2,300 Per Calendar Month

 **TARGET**
RESIDENTIAL SALES & LETTINGS



Experience Contemporary Living in this Stunning Brand-New 3-Bedroom Duplex

Step into modern elegance with this exceptionally finished, brand-new 3-bedroom duplex apartment—a home designed for style, comfort, and convenience. Spanning two floors, this contemporary residence boasts four private balconies, spacious interiors, and high-spec finishes throughout.

Sophisticated Interiors & Exceptional Features

A bright and airy open-plan kitchen/living area, perfect for entertaining and everyday living.

Two sleek, modern shower rooms with premium fittings.

Three generous double bedrooms, each with direct access to a private balcony.

Additional benefits include double glazing, a private entrance, and communal resident parking.

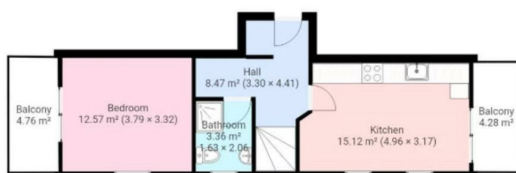
Prime Location with Outstanding Connectivity

Nestled on Hertford Road (EN3), this vibrant location offers immediate access to shops, cafés, and essential amenities. Brimsdown Station is just moments away, providing direct trains to London Liverpool Street, making commuting effortless. The property is also conveniently positioned near major road links, including the A10 and M25, as well as local bus routes. Nearby parks and green spaces provide a welcome retreat from city life.

Please Note: This is a newly built property, and the Council Tax Band is yet to be allocated by the Valuation Office Agency. The appropriate banding will be confirmed upon assessment.

Don't miss out on this exceptional home—schedule a viewing today!





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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 (£) – Confirm 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 Agreement 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