



Croyland Road, London N9 7BD

Offers Over £270,000

 **TARGET**
RESIDENTIAL SALES & LETTINGS



CHAIN FREE!

999 YEAR LEASE UPON COMPLETION

FREEHOLD TITLE INCLUDED

NO SERVICE CHARGES

NO GROUND RENT

Situated on the first floor of a well-maintained building on Croyland Road, N9, this beautifully presented two-bedroom property combines modern living with exceptional convenience. The spacious lounge offers a bright and welcoming space, perfect for both relaxation and entertaining. The stylishly designed kitchen is fully fitted with contemporary appliances, while the sleek and modern bathroom features high-quality fittings to ensure comfort and functionality.

Our vendor has advised that the property will come with a **BRAND NEW 999 YEAR LEASE** upon completion, offering long-term security and peace of mind. The property sale also benefits from the **FREEHOLD** title inclusive, with no service charges or ground rent, making it a highly cost-effective option.

This home is ideally positioned with excellent transport links, located approximately 0.5 miles from Edmonton Green Station, offering direct access to London Liverpool Street. Silver Street Station is 1.2 miles away, and Northumberland Park Station is 1.3 miles from the property. Edmonton Green Bus Station is also conveniently close, providing excellent connectivity for daily commuting.

Local amenities include the nearby Edmonton Green Shopping Centre, which is within walking distance and offers a variety of shops and services. For outdoor leisure, Pymmes Park and Jubilee Park are both in close proximity, providing beautiful green spaces for relaxation and recreation.

This first-floor property, with its modern features, excellent transport connections, and proximity to shopping and parks, presents an outstanding opportunity for those seeking a comfortable and well-connected lifestyle in the N9 area.

Call now on 01992 766 245 to arrange your viewing to avoid missing out!!!





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	

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

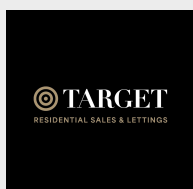
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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



Edmonton | 315 Hertford Road | Edmonton | London | N9 7ET

t. 0208 805 4949 | e. theo@targetproperty.co.uk

Cheshunt | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF

t. 01992 766245 | e. theo@targetproperty.co.uk

www.targetproperty.co.uk