



Silver Street, London N18 1ND

Offers In The Region Of £325,000

 **TARGET**  
RESIDENTIAL SALES & LETTINGS





Target Property is delighted to present this spacious and beautifully maintained 4-bedroom maisonette for sale, ideally situated above a vibrant local parade of shops at Kendal Parade, N18 1ND. Perfect for large families or savvy investors, this property is a fantastic opportunity with a high rental yield, as similar properties in the area can command over £2,000 per month.

**A406 North Circular Road:** Just 0.3 miles away, this major route offers seamless access across London, connecting you to key destinations with ease.

**A10 Great Cambridge Road:** Located 0.5 miles from the property, providing a direct route into Central London and northwards towards Hertfordshire.

**Silver Street Station:** Only 0.4 miles from the property, this London Overground station offers frequent services to Liverpool Street and other central locations.

**White Hart Lane Station:** Situated 0.6 miles away, with Greater Anglia services to Stratford and beyond.

**Edmonton Green Station:** Approximately 1.2 miles away, served by London Overground and National Rail, offering routes to London Liverpool Street and Stansted Airport.

#### Property Highlights:

**Spacious Living:** This well-proportioned maisonette offers ample living space, perfect for accommodating a large family or for shared living arrangements.

**Investment Potential:** With similar properties achieving high rental incomes, this maisonette promises an excellent return on investment.

**Move-In Ready:** The property is in very good condition throughout, allowing you to settle in comfortably without the need for immediate renovations.

**Service Charge:** £0 PA Approx.

**Ground Rent:** £0 PA Approx.

**NEW 150 Year Lease** commencing 08.10.24 Approx.

**Other Costs** Building Insurance contribution Approx. £770 PA

Don't miss this unique opportunity, call now on 01992 766 245 - 020 8805 4949 to book a viewing.





Approximate Gross Internal Area 1057 sq ft – 98 sq m  
Ground Floor Area 561 sq ft – 52 sq m  
First Floor Area 496 sq ft – 46 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### How to Make an Offer

To submit an offer, please email [theo@targetproperty.co.uk](mailto: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



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