



Tramway Avenue, London N9 8PQ

Offers In The Region Of £155,000

 **TARGET**
RESIDENTIAL SALES & LETTINGS



Spacious Ground Floor Studio Flat for Sale with Separate Sleeping Area– Vacant Possession Upon Completion

Discover this spacious ground floor studio flat, offering a separate sleeping area and presented in fair condition throughout. Whether you're a first-time buyer looking for your perfect starter home or an investor seeking a valuable addition to your portfolio, this property in our opinion presents an excellent long-term investment opportunity.

Upon completion, the flat will be available with vacant possession, allowing for a smooth and swift transition. With its desirable layout and prime location, this studio flat is set to attract considerable interest.

Situated in a convenient and sought-after area, you'll have easy access to local amenities. The property is located near the following:

Train Stations Approx. distance

Edmonton Green Station (0.5 miles)

Silver Street Station (1.0 mile)

Angel Road Station (1.2 miles)

Edmonton Green Shopping Centre: Offering a wide range of shops, restaurants, and services, just a short walk away.

Lidl: For your everyday grocery needs, conveniently located nearby.

ASDA Edmonton Green Superstore: Providing a variety of products and services, within easy reach.

With excellent public transport links and a range of local shops, this location offers convenience and accessibility, making it an ideal place to call home.

Investment Potential:

In our opinion, this property offers substantial potential for capital growth and rental income, making it an attractive proposition for both new and seasoned investors.

Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing and take the first step towards securing this promising investment.

Service Charge: £2100 PA Approx.

Ground Rent £300 PA Approx.

88 Years Approx. Lease Remaining

Contact Information:

For more details or to schedule a viewing call 020 8805 4949.



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



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