



## Linnet Close, London N9 8UH

Offers In The Region Of **£165,000**

Council: Enfield | Council Tax Band: B | Flat on Floor | Leasehold  
Lease Remaining: n/a | Service Charge: n/a | Ground Rent: n/a



EPC  
C 73

 **TARGET**  
RESIDENTIAL SALES & LETTINGS







Nestled in the charming Linnet Close, London, this delightful ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. Built in 1990, the property boasts a well-designed layout that maximises space and comfort.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. The single bedroom offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors.

This property is realistically priced to sell quickly, making it an attractive option in today's competitive market. It can be purchased either with a tenant in situ, providing immediate rental income, or vacant for those looking to move in straight away.

Linnet Close is situated in a vibrant area, offering easy access to local amenities and transport links, ensuring that you are well-connected to the rest of London. Whether you are seeking a new home or a sound investment, this flat is a must-see. Don't miss out on this fantastic opportunity to own a piece of London real estate.

Remaining Lease length 63 Years

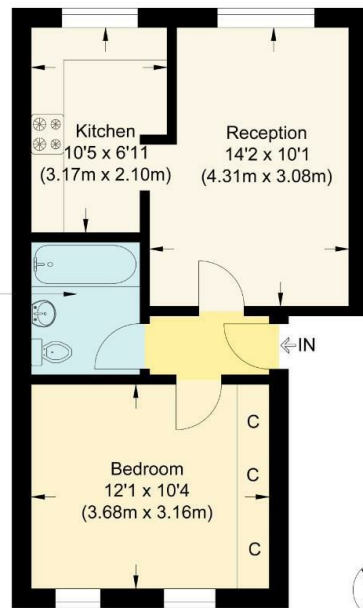
Service Charges paid to C Beddell £717.88 charged every 6 months including buildings insurance)

Plus Sinking Fund - £208.34 charged every 6 months

Ground Rent - £75 charged every 6 months / £150.00 per annum.



Bathroom  
6'9 x 5'6  
(2.05m x 1.68m)



Ground Floor

Linnet Close

Approximate Gross Internal Floor Area : 37.20 sq m / 400.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



#### Energy Efficiency Rating

|   | Current | Potential                  |
|---|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 73      | 74                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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.

#### 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.

#### Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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