



Abbotsford Avenue (GFF), London, N15 3BT

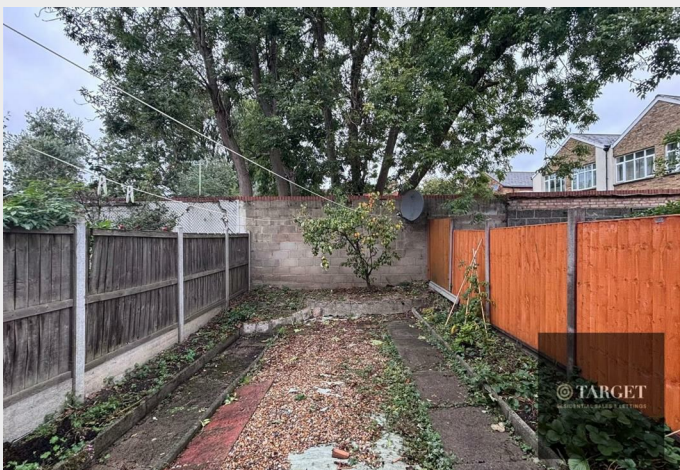
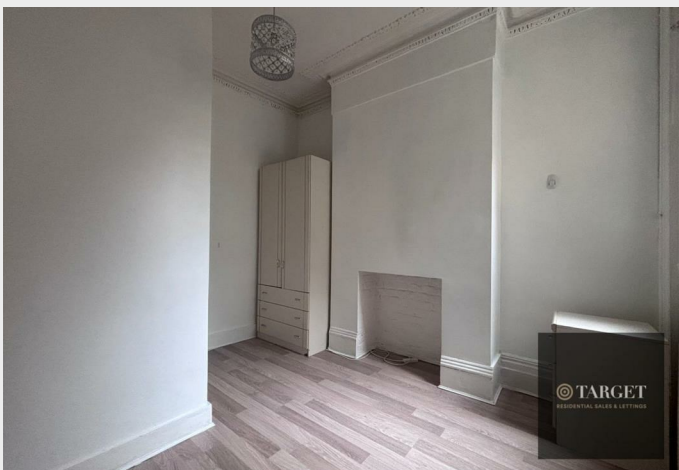
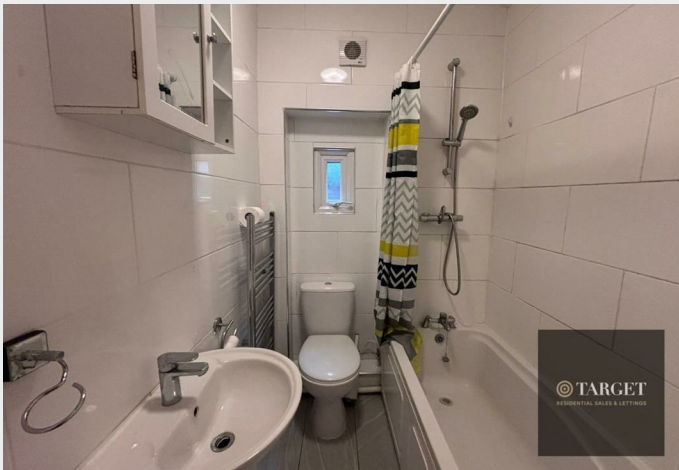
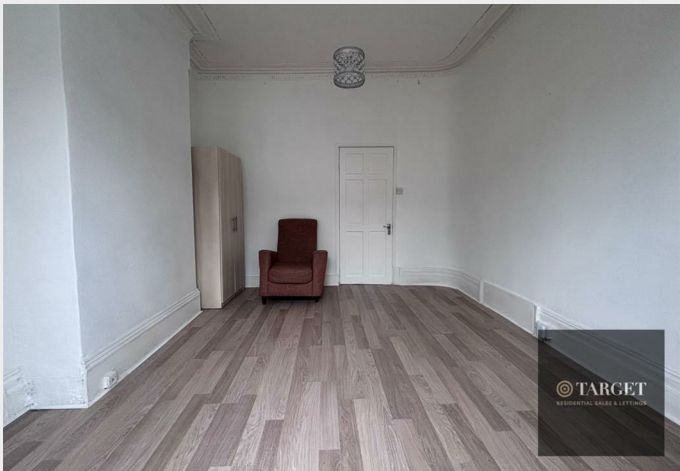
PCM £1,800 PCM

Flat |

Council: Haringey | Council Tax Band: C



 **TARGET**
RESIDENTIAL SALES & LETTINGS



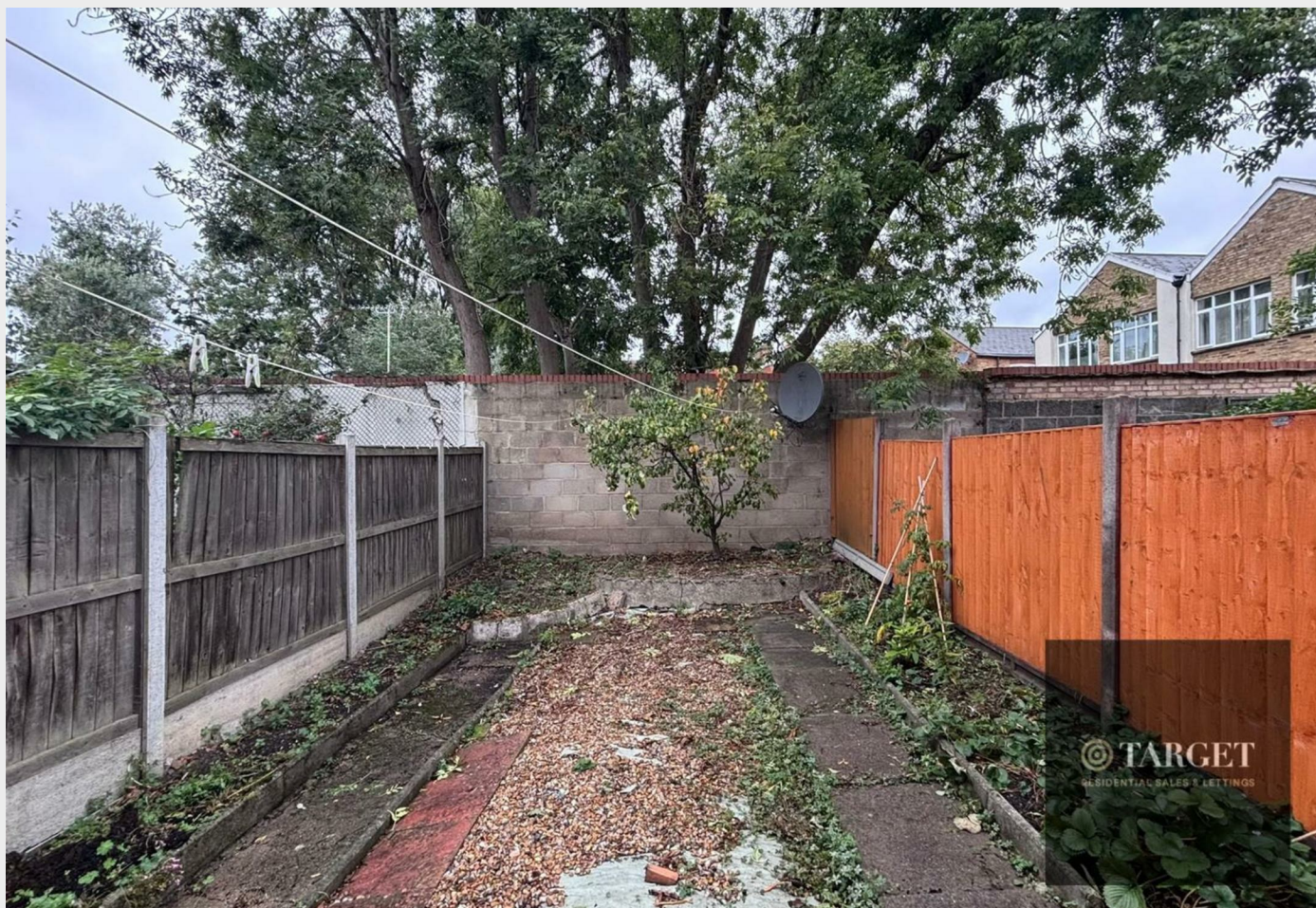
Target Property is delighted to present this attractive rental opportunity, ideally suited for professionals, couples, or families looking for a comfortable and well-located home. The property offers a blend of modern living and convenience, with access to local amenities and transport links. Early enquiries are encouraged to avoid disappointment.

Please note that all photographs, floor plans, and video tours are for illustrative and marketing purposes only. They are intended to give a general indication of the property's layout and features. Fixtures, fittings, and finishes shown may not be included and should not be assumed to represent the final specification.

These details are provided for general guidance and do not form part of any offer or rental agreement. While we make every effort to ensure accuracy, all descriptions, measurements, and property information should be considered approximate and may be subject to change. Tenants are strongly advised to carry out their own inspections or request clarification on any aspect that is important to them.

Target Property has not tested any appliances, services, or systems included in the property and cannot verify that they are in working order. It is the responsibility of the prospective tenant to satisfy themselves as to the condition and suitability of the property and its contents.

Any references to council tax bands, utility providers, or broadband speeds are provided for convenience only and should be checked directly with the relevant authority or supplier. Before entering into a tenancy, tenants should carefully review the tenancy agreement and seek independent legal advice if needed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(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.

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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