

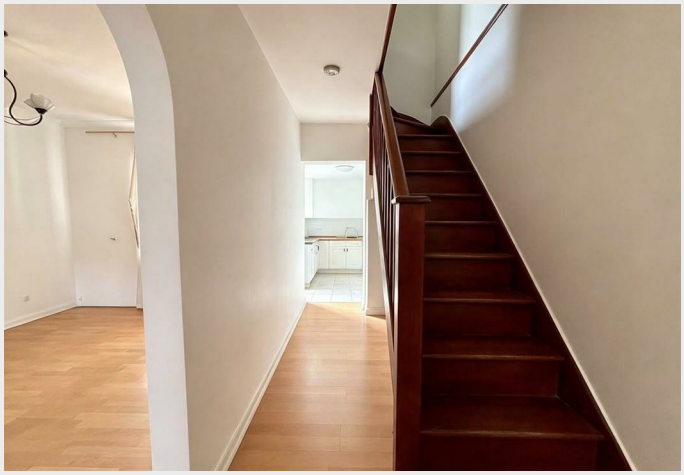
Warwick Road, Enfield, Middlesex EN3 6HW

Per Calendar Month £1,900 Per Calendar Month

House |
Council: Enfield | Council Tax Band: D

2 | 1 | 1 | EPC D 65

TARGET
RESIDENTIAL SALES & LETTINGS

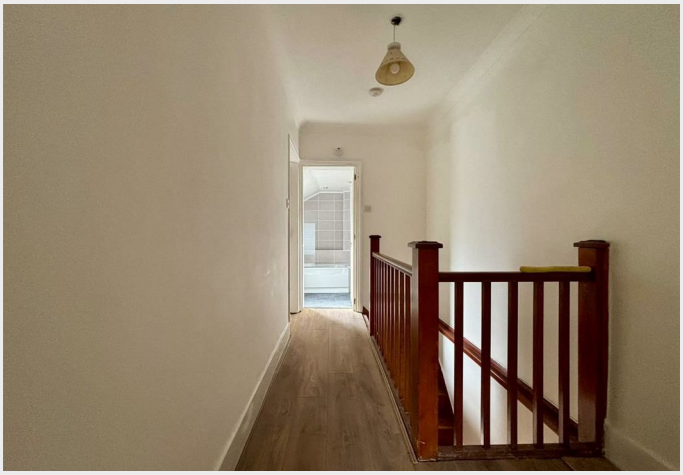


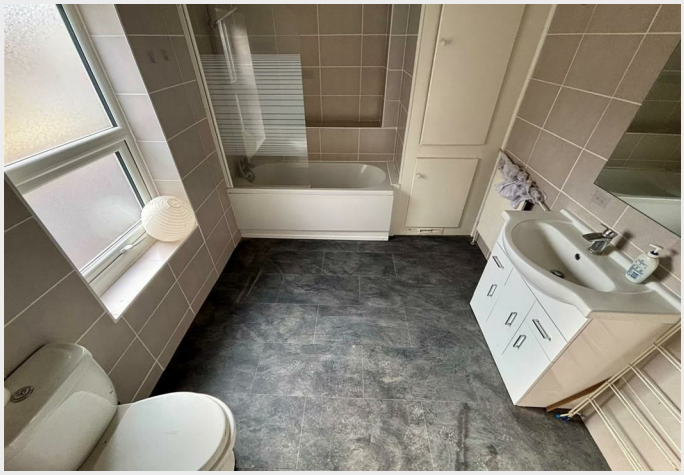














A well-presented two bedroom, one bathroom terraced house offered for rent on a quiet residential street in Enfield, EN3. The property is arranged over two floors and features a spacious through lounge, making it an excellent choice for a couple, a young family, or professional housemates looking for a practical home with good access to North London and the City.

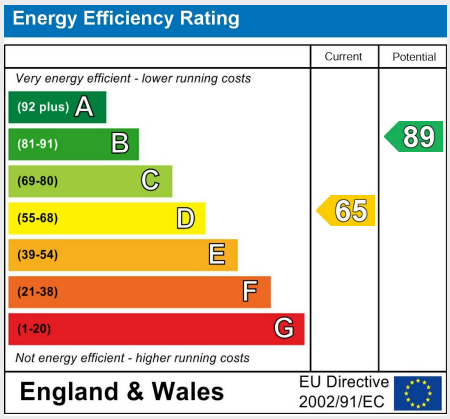
On the ground floor, the reception room runs through from front to rear, creating a bright and versatile living space with room for both seating and dining areas. The fitted kitchen offers a good range of units and work surfaces, with space for freestanding appliances, and leads through to the rear aspect. Upstairs, the first floor provides two well-proportioned bedrooms – one generously sized double and a second room suitable as a double bedroom, single room, or home office – alongside a family bathroom fitted with a three-piece suite.

The location is a key strength: EN3 6HW sits within the Enfield Lock and Enfield Wash neighbourhood, within easy reach of local shops, supermarkets, pubs and primary schools, and a short walk or bus ride from Enfield Lock railway station, with services toward London Liverpool Street in approximately 25–30 minutes, plus regular bus routes along the Hertford Road and toward Enfield Town and Brimsdown. The green open spaces of the Lee Valley are also nearby for weekends and leisure.

Viewings are available by appointment







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.

TARGET
RESIDENTIAL SALES & LETTINGS

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