
# Tudor Road, London N9 8NY

## Offers In The Region Of £450,000

House | Freehold
Council: | Council Tax Band: D

3 | 1 | 1 | EPC D 63

TARGET
RESIDENTIAL SALES & LETTINGS


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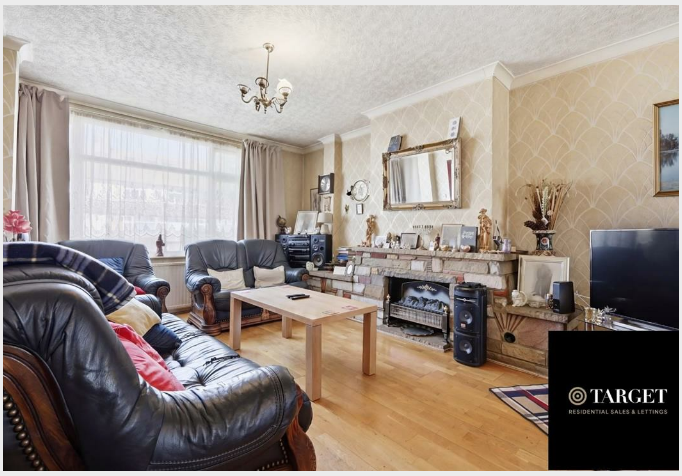
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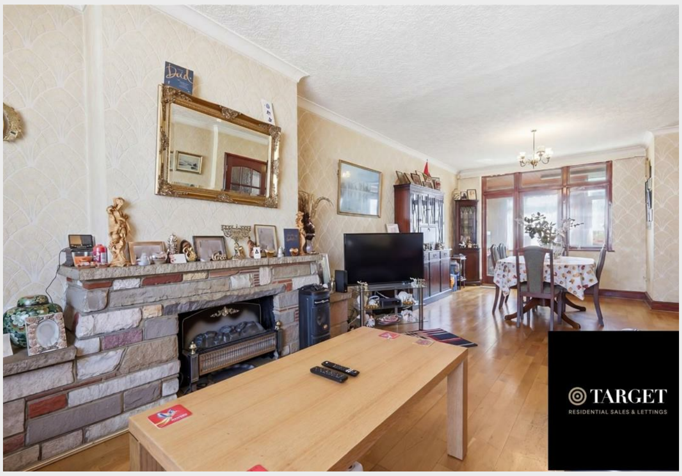
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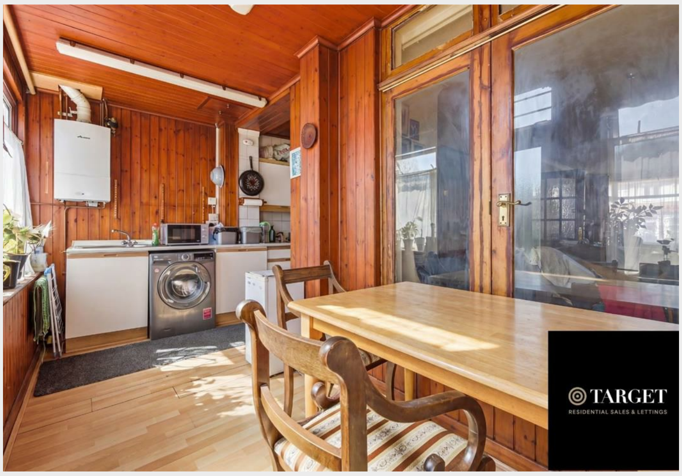
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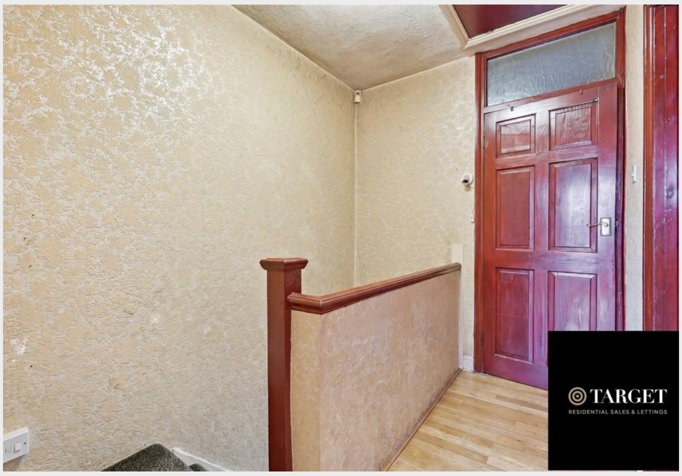
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Nestled on charming Tudor Road, N9, this delightful 1930s home offers a perfect balance of character, comfort, and convenience in a well-connected North London neighbourhood. Spanning approximately 1,055 sq ft, it provides generous living space ideal for families and within easy reach of the city.

The property features a bright and spacious through lounge, perfect for both entertaining and relaxing evenings at home. Upstairs, three well-proportioned bedrooms offer ample space for rest and privacy, while the first-floor bathroom is well positioned to serve modern family living.

A key benefit is the off-street parking for one vehicle—an increasingly valuable feature in London—adding everyday practicality.

Area Highlights:
Tudor Road is ideally situated in Edmonton (N9), offering excellent access to local amenities including shops, cafes, and green spaces such as Pymmes Park. Families benefit from a selection of nearby schools, while commuters will appreciate convenient transport links via Silver Street and Edmonton Green stations, providing easy access into Central London. The A10 and North Circular are also close by, making travel across London straightforward.

This appealing home combines period charm with everyday functionality in a location that continues to grow in popularity. Whether you're looking to settle down or invest, it represents a fantastic opportunity to secure a home in a vibrant and well-connected area.

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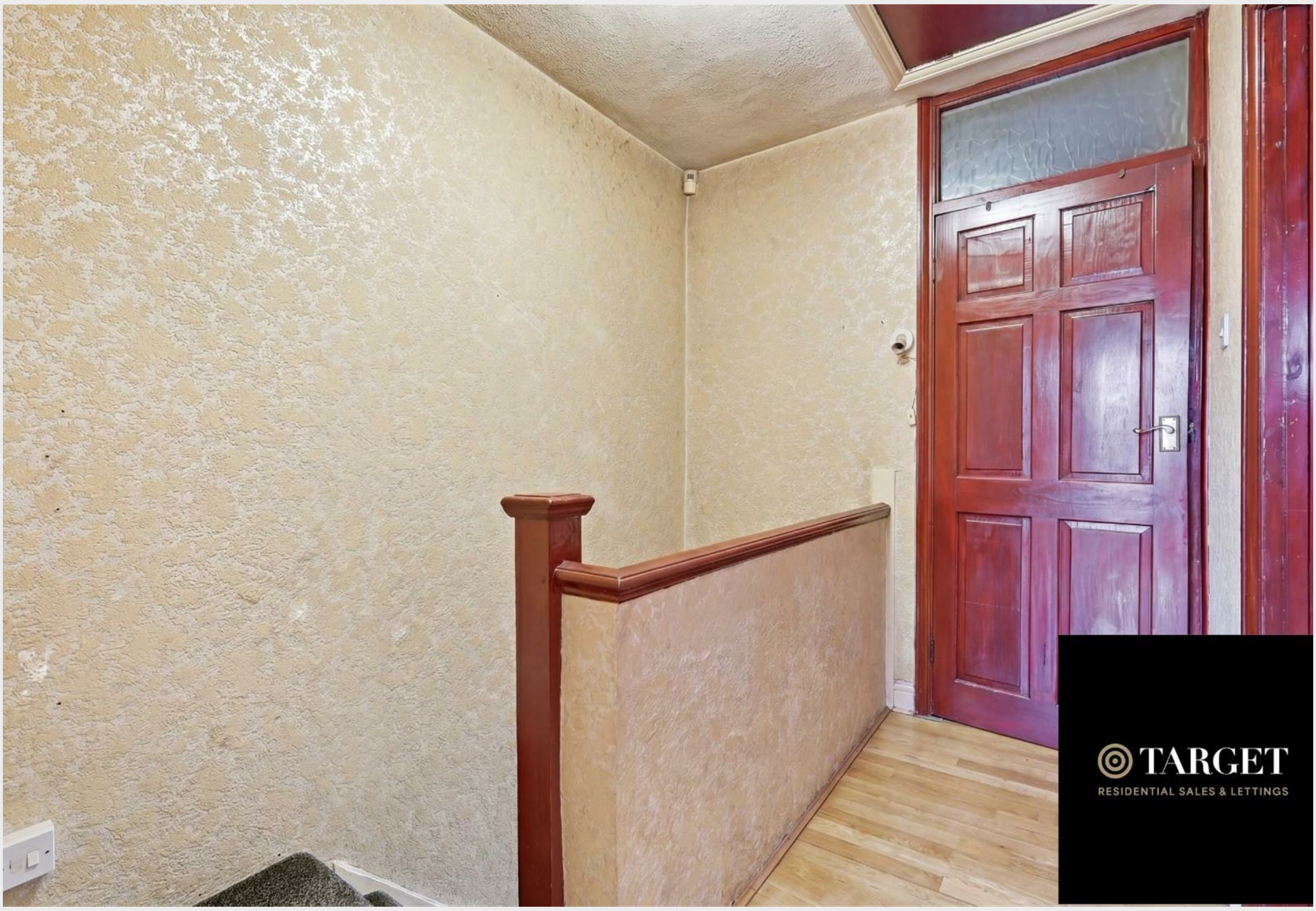

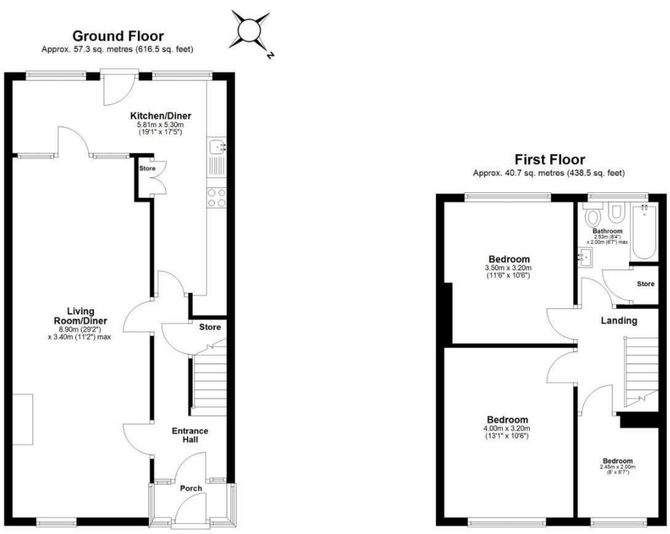


Total area: approx. 98.0 sq. metres (1055.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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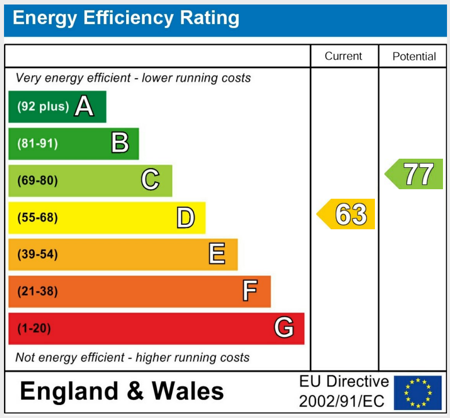
Plan produced using PlanUp.

**Tudor Road**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**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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