



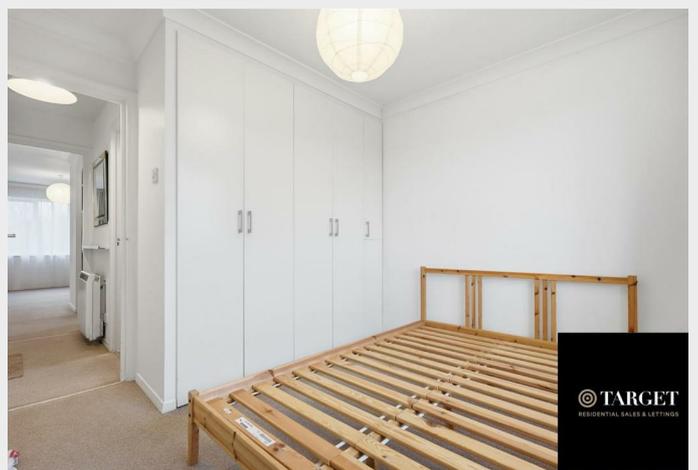
## Ainsley Close, London N9 9SH

Offers Over **£235,000**

Council: Enfield | Council Tax Band: C | Flat - Purpose Built on Floor | Leasehold  
Lease Remaining: 154 | Service Charge: £1,406.91 | Ground Rent:

 |  |  |  D 64

 **TARGET**  
RESIDENTIAL SALES & LETTINGS



## Stylish Top-Floor Flat on the Winchmore Hill Borders – Ideal First Home or Investment

Set on the highly desirable Winchmore Hill borders, this bright and well-presented one-bedroom top-floor purpose-built flat offers peaceful living in a quiet cul-de-sac, while remaining within easy reach of excellent transport links, green spaces, and local amenities.

Located in Ainsley Close, London N9, the property was built in 1993 and provides approximately 474 sq ft of well-planned accommodation, making it an excellent choice for first-time buyers, professionals, or buy-to-let investors.

The flat features a spacious and light-filled reception room, ideal for relaxing after work or entertaining guests. The thoughtful layout maximises both comfort and practicality, creating a welcoming atmosphere throughout. The generous double bedroom offers a calm retreat with ample space for storage, while the modern bathroom is finished with clean, contemporary fittings.

One of the standout features of this home is its proximity to Winchmore Hill, renowned for its village-like feel, leafy streets, and vibrant high road. A short walk brings you to an excellent selection of independent cafés, coffee shops, restaurants, and everyday conveniences, making this an especially attractive location for those seeking lifestyle as well as connectivity.

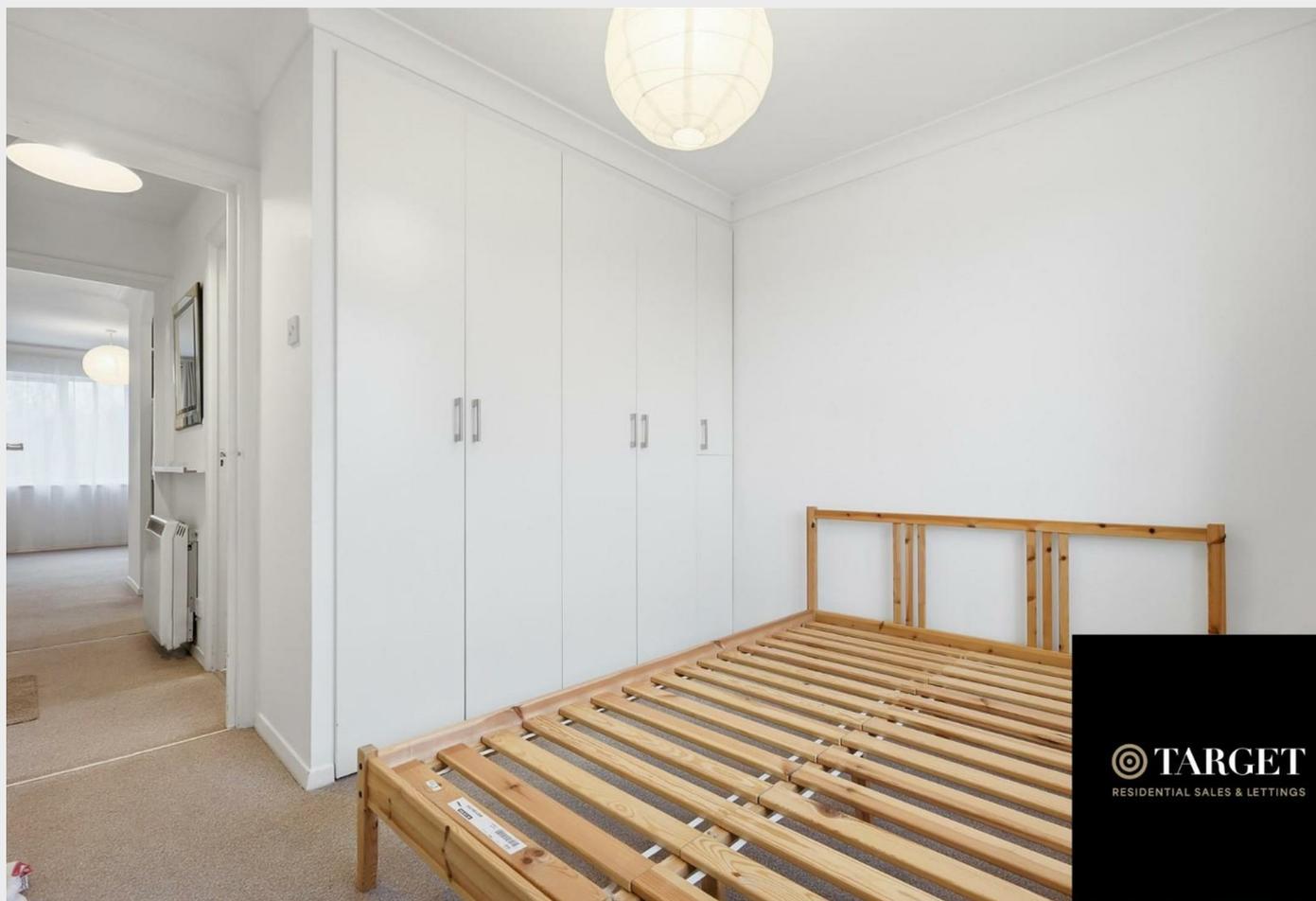
### Location Highlights

Situated on the Winchmore Hill borders, combining suburban charm with urban convenience

Close to Winchmore Hill High Street with its popular cafés, boutiques, and amenities

Excellent transport connections from Winchmore Hill Station and Edmonton Green Station, offering direct services to Liverpool Street and Moorgate, with onward connections to the Victoria Line.

“To book a viewing, please call our Sales team on 020 8805 4949 and choose option 2.”





Total area: approx. 37.9 sq. metres (407.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp...

**Ainsley Close**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 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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