

Putney Road, Enfield EN3 6NJ

Offers In The Region Of £265,000

Maisonette | Leasehold

Council: Enfield | Council Tax Band: B

2 | 1 | 1 | EPC C 69

TARGET

RESIDENTIAL SALES & LETTINGS

















Nestled on the charming Putney Road in EN3, this delightful maisonette offers a perfect blend of modern living and comfort. Spanning an impressive 538 square feet, this property has been newly renovated to meet the needs of contemporary lifestyles while retaining its classic appeal.

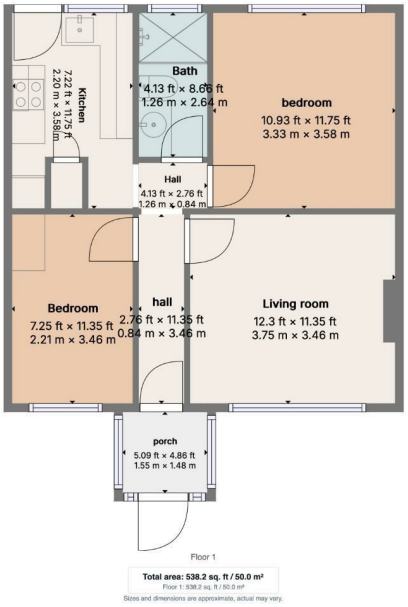
Upon entering, you are greeted by a spacious reception room that serves as an inviting space for relaxation and entertainment. The two well-proportioned bedrooms provide ample space for rest, making this home ideal for small families or professionals seeking a peaceful retreat. The bathroom has been thoughtfully designed, ensuring both functionality and style.

standout features of this maisonette: NO SERVICE CHARGE OR GROUND RENT & HAS SOLE USE OF REAR GARDEN, a rare find!

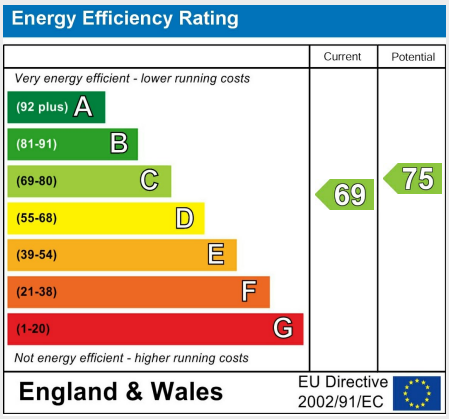
Built in APPROX. 1960, this property combines the charm of its era with modern renovations, ensuring that it meets the demands of today's discerning buyers. With its convenient location, residents will benefit from easy access to local amenities, transport links, and green spaces.

This maisonette is not just a place to live; it is a home that invites you to create lasting memories. Whether you are a first-time buyer, investor or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a vibrant community. Don't miss the chance to make this lovely maisonette your own.









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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