



Flat 18

Moselle Street, London N17 8DE

Offers In The Region Of **£365,000**

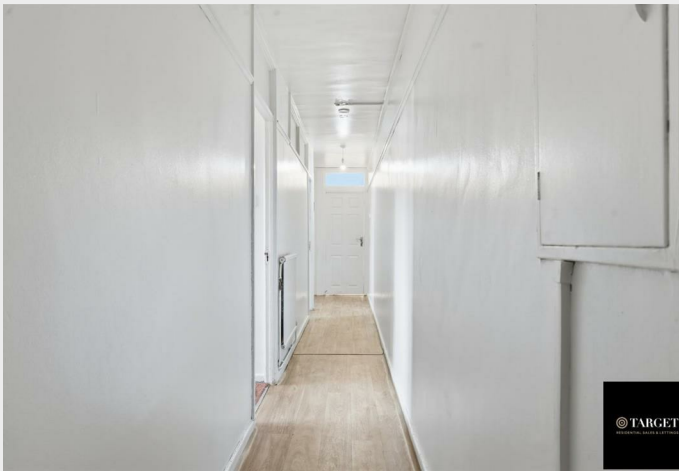
Flat | Leasehold

Council: Haringay | Council Tax Band: A

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 **TARGET**  
RESIDENTIAL SALES & LETTINGS





Welcome to Ermine House, ideally located on Moselle Street in the vibrant N17 area. This spacious 2nd floor flat spans an impressive 700 square feet, offering generous accommodation throughout.

Upon entering, you are greeted by a long hallway, from which all rooms are conveniently accessed. The property comprises two well-proportioned bedrooms, a separate lounge, a fully fitted kitchen, and a separate bathroom.


Situated in a lively neighbourhood, the flat is well connected to a range of local amenities, including shops, parks, and excellent public transport links.

**IMPORTANT INFORMATION:** Ermine House, located on Moselle Street (N17 8DE), is designated for demolition as part of the High Road West regeneration scheme in Tottenham. Key details regarding the development plan include: Demolition Plan: Ermine House is listed among several properties (including Moselle House and Charles House) that the Council intends to demolish to make way for new development. Regeneration Scheme: The demolition is part of a comprehensive, residential-led mixed-use redevelopment of the High Road West area. Project Goals: The plan aims to provide up to 2,929 new homes, with a significant number being affordable, alongside new commercial space, a library, and a learning centre. Timeline: Initial demolition notices were served with a period extending to January 2022, and the broader regeneration project is a long-term plan to transform the area. The site will be redeveloped to improve connectivity to White Hart Lane Station and to create new public open spaces.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(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](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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