Ridgeon Court, 75 Palmerston Road, Wood

PCM £1,450 PCM

Flat |

Council: Enfield | Council Tax Band: C

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Peter Barry Estate Agents are delighted to offer this fantastic one-bedroom property, situated within the highly sought-after Ridgeon Court on Palmerston Road, Wood Green.

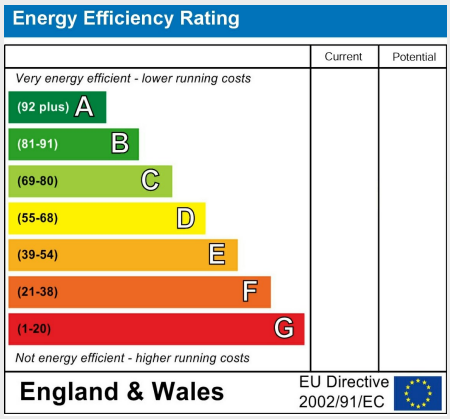
Beautifully presented throughout, this bright, spacious and airy apartment has been recently renovated to a high standard and benefits from a stylish neutral décor, allowing any prospective tenant to make the property their own. The accommodation offers well-proportioned living space, a modern fitted kitchen, a generous double bedroom, and a contemporary bathroom.

One of the standout features of this lovely home is its attractive outlook over the picturesque New River, providing a peaceful and relaxing setting rarely found in such a convenient location. Ridgeon Court is a quiet, secluded and exceptionally well-maintained development, making it an ideal choice for professionals and couples seeking both comfort and tranquillity.

Perfectly positioned for commuters, the property is within easy walking distance of Bounds Green Underground Station (Piccadilly Line) and Bowes Park Railway Station, providing fast and convenient access into Central London and the City. Wood Green Underground Station, with its extensive shopping and leisure facilities, is also nearby. Excellent local bus services operate from nearby Palmerston Road, Green Lanes and the High Road, offering easy connections across North London.

Residents will enjoy an excellent selection of local amenities, including supermarkets, independent cafés, restaurants, gyms and everyday convenience stores. The vibrant shopping destination at Wood Green High Road, featuring The Mall Wood Green and a wide variety of retail outlets, is just a short distance away. The nearby New River area also offers attractive green spaces and leisure facilities, perfect for walking, running and outdoor recreation.

This exceptional apartment combines peaceful surroundings with outstanding transport links and everyday convenience, making it an ideal home for commu



How to Make an Offer
To submit an offer, please email theo.stylianou@pbea.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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