

Natal Road, Bounds Green, London N11 2HY

PCM £1,650 PCM

Maisonette |
Council: | Council Tax Band:

1 | 0 | 0 | EPC null

PeterBarry
working harder for you

















Peter Barry Estate Agents are delighted to present this fantastic one-bedroom first-floor maisonette located in N11.

Neutrally designed and decorated throughout, this lovely property offers well-proportioned accommodation, making it an ideal home for a single professional or couple.

The property comprises a welcoming entrance leading to a spacious hallway with a lovely wide landing, a fitted kitchen complete with appliances, and a bright and inviting lounge featuring an attractive bay window. There is also a generously sized double bedroom and a bathroom.

Ideally situated for excellent transport links, the property is within easy reach of Bounds Green Underground Station (Piccadilly Line), approximately 0.4 miles away, as well as Bowes Park railway station, providing services towards Moorgate. Arnos Grove Underground Station and New Southgate railway station are also conveniently accessible.

The property further benefits from being within close proximity to the A406 North Circular Road, providing convenient road connections across London and beyond.

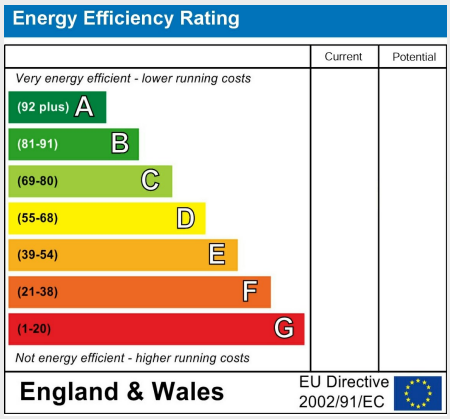
The surrounding areas of Bounds Green and Palmers Green offer a variety of local shops, cafés, restaurants and everyday amenities, whilst the popular areas of Muswell Hill and Alexandra Palace are also within easy reach, offering an excellent selection of independent shops, eateries, bars, green spaces and leisure facilities.

Available now!

Call our lettings team today to arrange your viewing at your convenience. Early viewings are highly recommended.







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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