



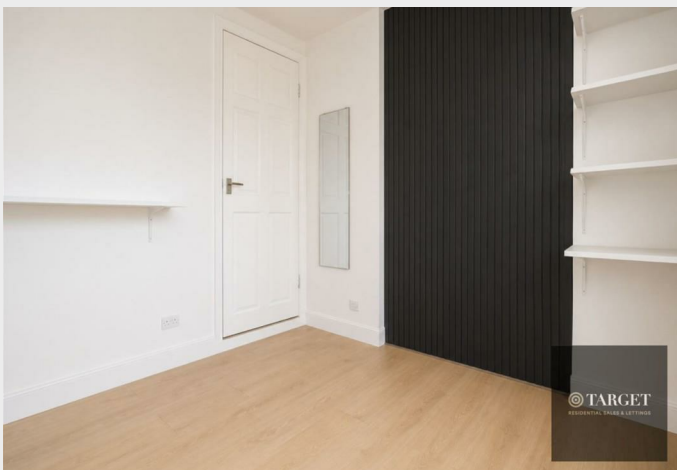
Tramway Avenue, London N9 8PE

Per Calendar Month £2,500 Per Calendar Month

House - Terraced |
Council: Enfield | Council Tax Band: C

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 **TARGET**
RESIDENTIAL SALES & LETTINGS



Available immediately and offered unfurnished, this exceptionally spacious four-bedroom family residence on the highly sought-after Tramway Avenue, Edmonton N9, is a rare find. Perfectly blending professional presentation with vibrant living potential, the home welcomes you with a bright, expansive reception room designed for effortless lounging and dining. At the heart of the home is a sleek, fully-fitted galley kitchen boasting generous storage and premium worktop space, which flows seamlessly out to a spectacular, substantial private rear garden. This impressive outdoor oasis is your ultimate canvas for summer BBQs, alfresco entertaining, or peaceful morning coffees.

Spanning three beautifully arranged floors, the flexible accommodation is tailored for modern family living or dynamic remote working. It features three wonderfully sized double bedrooms and an impressively spacious single bedroom, all served by a convenient, contemporary ground-floor bathroom. With the entire property available right now, it offers a pristine blank canvas ready for you to inject your personal style and create the ultimate urban sanctuary. On-street permit parking right outside adds a seamless touch of everyday convenience to this must-see home.

Location is everything, and this property delivers an unparalleled lifestyle hub. Situated just moments from the bustling Edmonton Green Shopping Centre, you will have an array of vibrant cafes, diverse restaurants, excellent schools, and lush green parks right on your doorstep. Commuting is an absolute breeze, with both Silver Street and Edmonton Green Stations offering rapid London Overground links straight into London Liverpool Street. Combined with an extensive local bus network and effortless access to the A10 and North Circular (A406), this home perfectly connects you to the very best of the capital.





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