

Alberta Road, Enfield EN1 1JA

Per Month £2,600 Per Month

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

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Peter Barry Estate Agents are delighted to present this beautifully renovated three-bedroom family home, ideally situated on Alberta Road in the highly sought-after residential area of Bush Hill Park, EN1.

Finished to an excellent standard throughout, this charming home offers bright, spacious and contemporary accommodation, ready for its next occupants to move straight in and enjoy. The property comprises three well-proportioned bedrooms, a welcoming living area and a modern fitted kitchen, creating a comfortable and stylish living environment ideal for modern family life and entertaining.

Externally, the property benefits from a pleasant rear garden, providing the perfect space for relaxing outdoors, enjoying summer evenings or spending quality time with family and friends. On-street parking further adds to the convenience of this lovely home.

An Excellent Location in a Lovely Neighbourhood

One of the standout features of this property is its fantastic location. Situated in the heart of the friendly and well-established Bush Hill Park neighbourhood, the property enjoys a peaceful residential atmosphere while remaining conveniently close to local amenities and transport links.

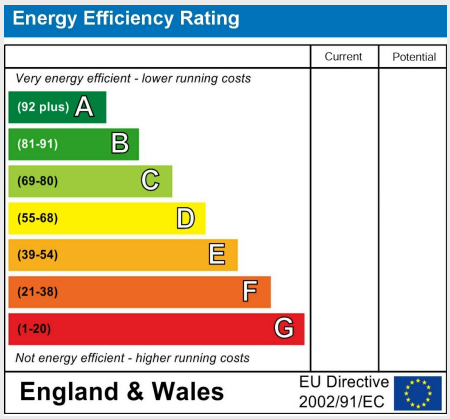
Bush Hill Park Station is approximately a 3–5 minute walk away, making it an excellent choice for commuters. The station provides convenient rail connections towards London Liverpool Street via Seven Sisters. Local bus routes, shops, cafés and everyday amenities are also within easy reach, while nearby parks and well-regarded local schools further enhance the appeal of the area.

Combining stylish modern interiors, a lovely garden and a desirable location, this wonderful home is an ideal choice for families and working professionals seeking comfortable living in a welcoming North London neighbourhood.

Early viewings are highly recommended to fully appreciate all that this fantastic property has to offer.







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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