Grilse Close, London N9 0UT

Per Month £1,640 Per Month

Flat - Purpose Built |
Council: Enfield | Council Tax Band: C

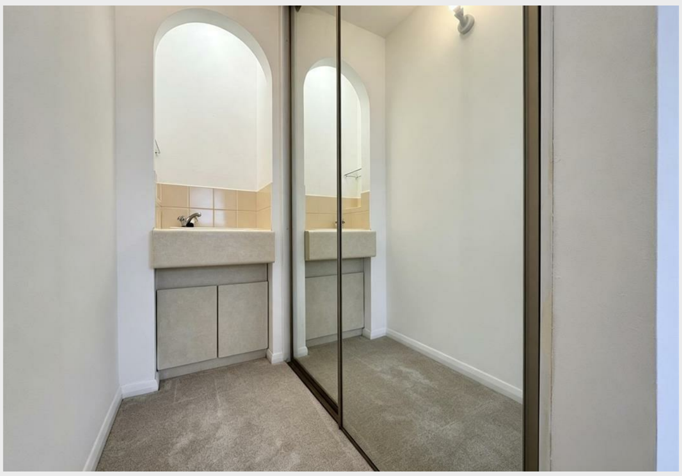
2 1 1 EPC E 53

PeterBarry
working harder for you










Peter Barry Estate Agents are delighted to offer this fantastic newly renovated third-floor flat, situated in a peaceful residential setting in N9.

The property has been fully refurbished throughout and benefits from brand-new carpets, fresh neutral décor and a bright, welcoming feel. The accommodation comprises two bedrooms, including a good-sized double bedroom and a separate single bedroom, both with ample storage, together with a well-presented bathroom and a modern, practical kitchen.

The flat is situated on the top floor and also benefits from plenty of parking, making it a convenient and comfortable home.

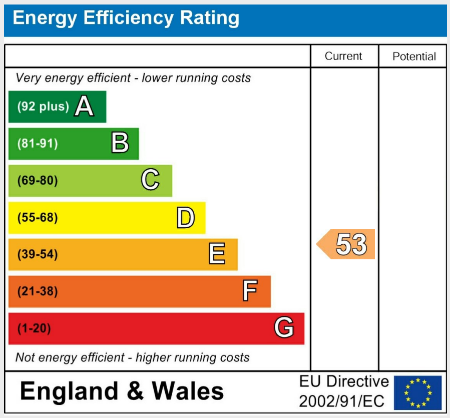
Everyday shopping is particularly convenient, with Asda Edmonton Green and Edmonton Green Shopping Centre nearby, alongside a range of smaller shops, supermarkets, pharmacies and other local services.

For commuters, Edmonton Green Station is approximately half a mile away and provides London Overground services towards Liverpool Street, Enfield Town and Cheshunt. There are also a number of local bus stops within a short walk, providing convenient connections around Edmonton and the surrounding areas.

Families are well catered for, with a number of primary schools close by, including Brettenham Primary School and Fleecefield Primary School, both within easy reach of the property. There are also several other schools serving the surrounding area.

With its peaceful setting, convenient transport links, nearby shopping and excellent choice of local amenities and schools, this newly renovated flat offers a well-balanced home in a convenient North London location.

Call us today on 0208360 4777 to arrange a viewing.



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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www.pbea.co.uk