

# Linwood Crescent, Enfield, EN1 4UP

## PCM £1,400 PCM

Flat |

Council: Enfield | Council Tax Band: B

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Peter Barry are delighted to offer this well-presented one-bedroom apartment, conveniently situated just off the popular Carterhatch Lane in Enfield. Offering bright and comfortable accommodation throughout, the property would make an ideal home for a single occupant or couple looking for a conveniently located property with excellent local amenities and transport links close by.

The apartment benefits from a bright and airy reception space, a good-sized double bedroom, a fully fitted kitchen with a range of appliances, and a modern three-piece bathroom. Further benefits include electric heating, double glazing, an entry phone system and communal parking.

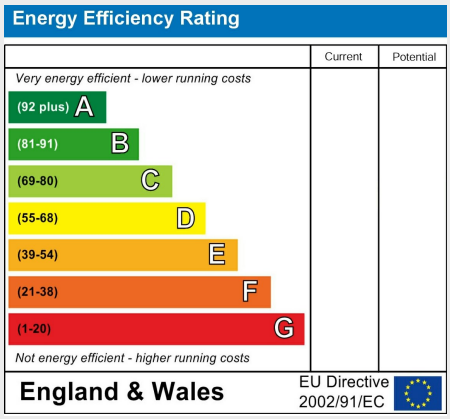
The property is ideally positioned for access to a range of local amenities, including shops, supermarkets, cafés, restaurants and everyday conveniences along Carterhatch Lane and the surrounding area. Enfield Town is also within easy reach, offering a wider selection of shopping, leisure and dining facilities.

For commuters, the property provides convenient access to the A10 and M25, making travel by road to surrounding areas straightforward. Local bus services are available nearby, providing connections towards Enfield Town, Edmonton and surrounding areas, while nearby rail stations offer further options for travel into London and beyond.

With its convenient location, well-proportioned accommodation and excellent access to local amenities and transport links, this apartment is ideally suited to a single occupant or couple.

Please contact our lettings team today 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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