

Flat 60

High Road, London N17 0DZ

By Auction £105,000

Flat | Leasehold

Council: | Council Tax Band: A

1 | 1 | 1 | EPC C 76

TARGET

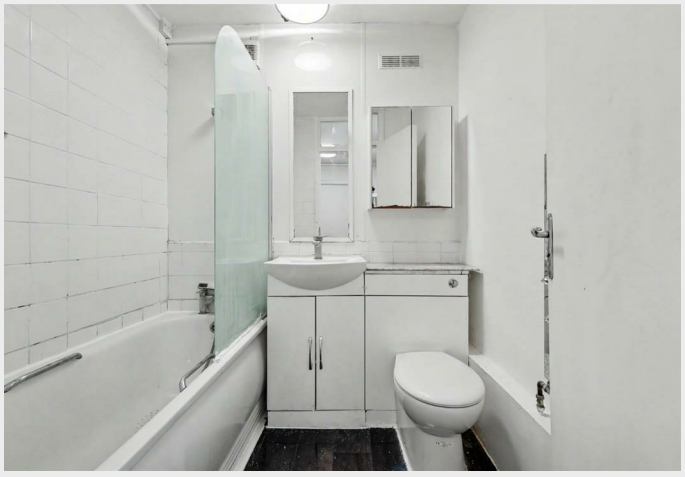
RESIDENTIAL SALES & LETTINGS



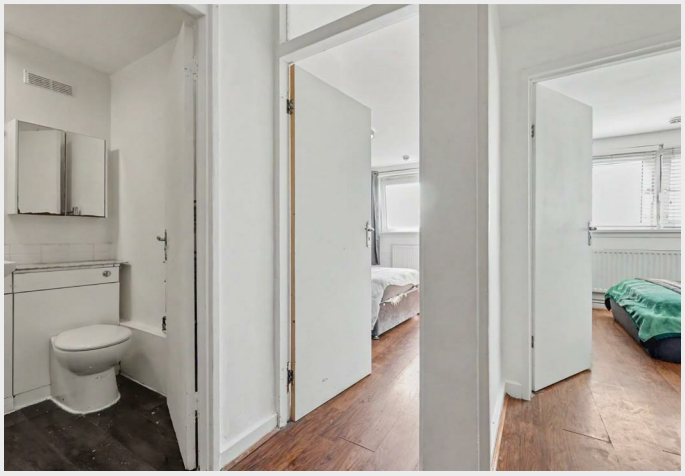














One-Bedroom flat – North London N17

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000.

A well-positioned one-bedroom apartment on the 11th floor with office/storage room (no window), offering approximately 512 sq ft of practical and well-proportioned accommodation.

The property comprises a reception room, separate kitchen, one bedroom and bathroom, providing a straightforward layout with excellent potential for a first-time buyer or investor. Its elevated position also provides an appealing outlook across the surrounding area.

Location & Local Amenities

The property is conveniently situated along the High Road in North London, providing easy access to a wide range of shops, supermarkets, cafés, restaurants and everyday amenities.

Transport links are a particular benefit, with Tottenham Hale Station and Seven Sisters Station providing Underground, Overground and rail connections, making travel into Central London and surrounding areas straightforward. Numerous local bus routes also operate along the High Road and surrounding roads.

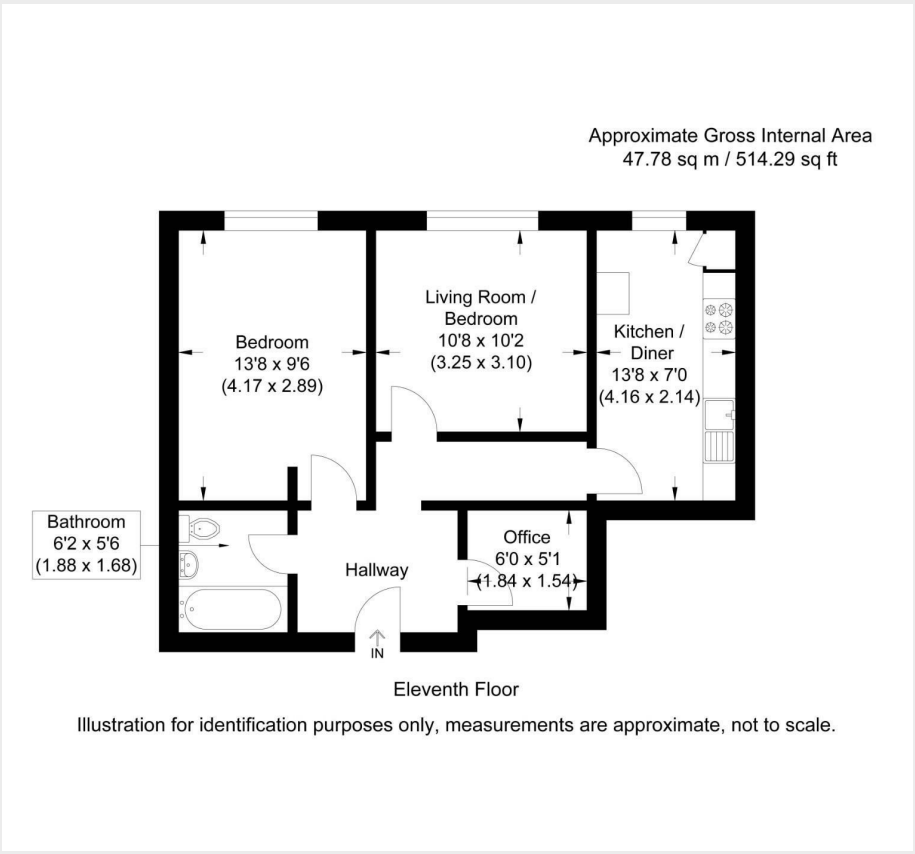
For motorists, the area offers convenient access to the A10, A406 North Circular and A1, providing links across North London and beyond.

There is also plenty to enjoy locally, including Tottenham Hotspur Stadium, Bruce Castle Museum & Park, Downhills Park, Lordship Recreation Ground and the nearby cafés, restaurants and leisure facilities around Tottenham.

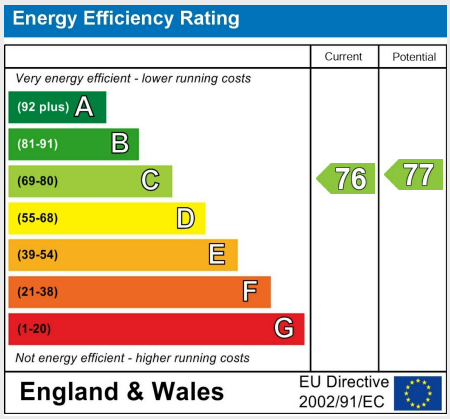
An excellent opportunity to acquire an affordable London apartment in a well-connected and increasingly popular North London location.

Starting Bid: £105,000
Secure Sale Online Bidding – Terms & Conditions Apply.









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.

TARGET
RESIDENTIAL SALES & LETTINGS

Edmonton | 315 Hertford Road | Edmonton | London | N9 7ET
t. 0208 805 4949 | e. theo@targetproperty.co.uk
Cheshunt | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF
t. 01992 766245 | e. theo@targetproperty.co.uk
www.targetproperty.co.uk