

Windsor Court, Southgate, London N14 5HT

PCM £1,450 PCM

Flat |

Council: London Borough Of Enfield | Council Tax Band: C

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PeterBarry

working harder for you

















Peter Barry are delighted to present this exceptional first-floor, purpose-built apartment situated within easy reach of Southgate High Road. The property offers an excellent blend of comfort, convenience, and modern living, making it an attractive option for both professionals and those seeking a well-connected home in a vibrant community.

The location is one of the property's strongest assets. Southgate Underground Station (Piccadilly Line) is just 0.4 miles away, providing fast and direct access into Central London, making it ideal for commuters. A number of local bus routes also operate nearby, along with excellent road links including the M25 and A406, offering easy travel to surrounding areas and beyond. Windsor Court is perfectly placed to enjoy all that Southgate has to offer, from an array of independent shops, boutiques, bistros, and coffee shops to popular high street brands and a diverse range of restaurants.

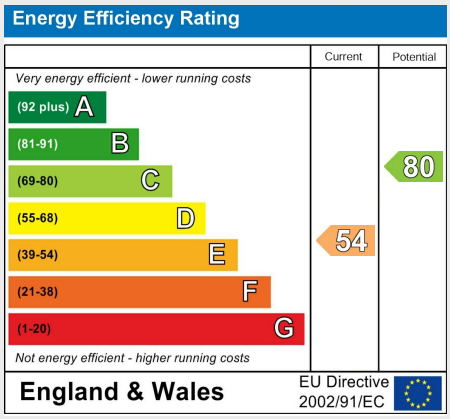
The apartment itself benefits from a bright and airy layout, with generous room proportions and a well-considered design. A secure communal entrance leads to your own inner hallway, giving access to all rooms. The lounge diner provides a comfortable and versatile living space, perfect for both relaxing and entertaining. The modern fitted kitchen is stylishly presented and designed with practicality in mind, offering ample worktop and storage space.

The large double bedroom offers a peaceful retreat, complemented by a contemporary family bathroom finished to a high standard. Additional benefits include double glazing, electric heating.

This is a rare opportunity to secure a well-presented, spacious apartment in a prime Southgate location with excellent transport links and a vibrant local scene on your doorstep. Early viewing is strongly recommended – call now to arrange your appointment and avoid disappointment.







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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