



Flat 8 Falkland House Ingersoll Road GR, Enfield EN3 5PU

£2,000

Flat |

Council: Enfield | Council Tax Band: D



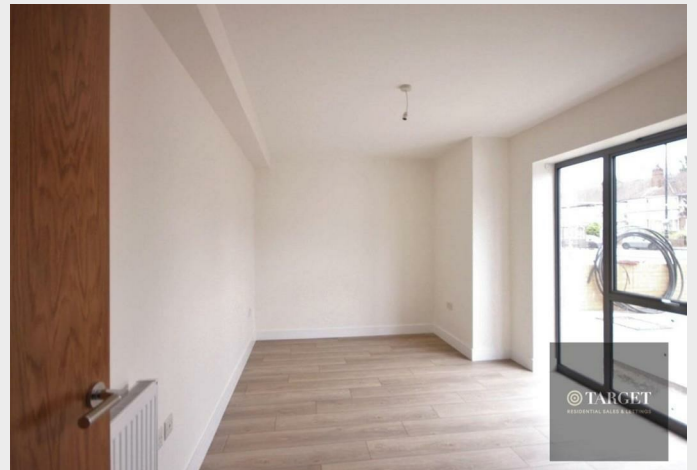
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Be the first to secure this stunning, brand-new three-bedroom apartment offering the pinnacle of modern living in a highly sought-after EN3 location. This exceptional top-floor residence has been finished to an exceptionally high standard throughout, ensuring a haven of contemporary style, comfort, and luxury. The apartment boasts three generously sized double bedrooms and a sleek, beautifully appointed bathroom, perfect for families, professional sharers, or those needing dedicated work-from-home space.

The heart of the home is the expansive, light-filled open-plan kitchen and living room. This space is designed for seamless entertaining and modern relaxation, featuring high-end integrated appliances, stylish cabinetry, and beautiful work surfaces—a true chef's delight. The meticulous attention to detail is evident in the superior flooring and contemporary fixtures and fittings used throughout the entire property. As a top-floor unit, you will enjoy unparalleled privacy and tranquility.

Perhaps the most exciting feature is the set of amazing, uninterrupted views across the surrounding area, offering a spectacular, ever-changing backdrop to your daily life. Situated in the desirable EN3 postcode, the property benefits from excellent local amenities, convenient transport links, and easy access to green spaces, balancing commuter convenience with a peaceful residential setting. This is more than just an apartment; it's a lifestyle upgrade. With its luxury finish, generous proportions, and jaw-dropping views, this exclusive property is poised to be snapped up quickly. Contact us today to arrange your viewing!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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