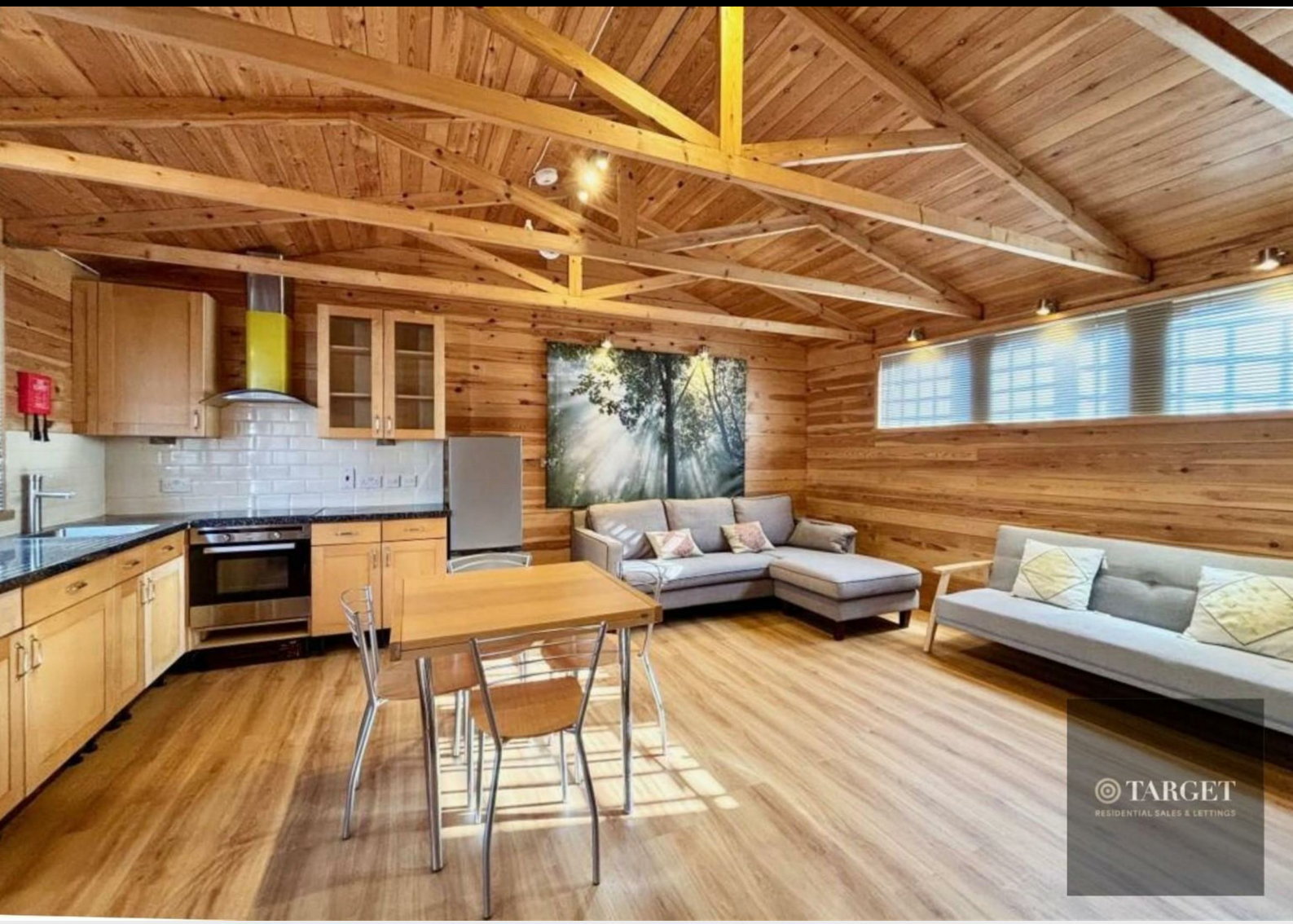

Cavendish Road, London N18 2LS

Per Calendar Month **£1,500 Per Calendar Month**

Flat |

Council: Enfield | Council Tax Band: D

1 | 1 | 1 | EPC C 71

TARGET

RESIDENTIAL SALES & LETTINGS

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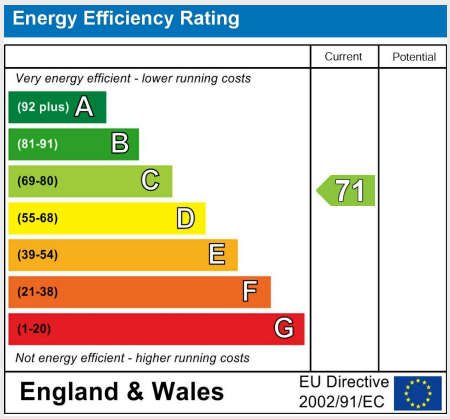
Target is delighted to present this charming and uniquely designed one-bedroom apartment on Cavendish Road, Edmonton N18. Finished to an exacting standard, this residence combines modern sophistication with distinctive architectural character. Designed for both comfort and convenience, the home features bright, airy interiors and generous proportions, offering a layout that sets it apart from standard rental properties.

The property is perfectly positioned for easy commuting, located within short walking distance of Silver Street Station, which provides excellent transport links across London. Residents will also benefit from being surrounded by a wide array of local shops, cafes, and essential amenities, ensuring everything you need is right on your doorstep.

For healthcare professionals, the apartment is strategically situated within walking distance of North Middlesex University Hospital. This prime location offers an ideal, stress-free commute for hospital staff seeking a high-quality living environment close to work.

This expansive flat boasts high ceilings and a one-of-a-kind layout that maximizes space and light. Available for immediate occupation, the property is offered at £1,800 per calendar month with the added benefit of all bills included, providing a seamless and premium rental experience.



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

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