



Grilse Close, London N9 0UT

Per Calendar Month £1,250 Per Calendar Month

Studio |

Council: Enfield | Council Tax Band: B






This well-proportioned studio apartment offers the perfect blend of urban convenience and comfortable living, spanning a practical 292 sq ft. The property is headlined by a bright and airy open-plan living and sleeping area measuring a generous 4.75m x 3.25m, which serves as a versatile sanctuary for relaxation. Unlike many modern studios, this home features the distinct advantage of a separate kitchen and a dedicated shower room, ensuring the main living space remains uncluttered and functional. A welcoming entrance hall ties the rooms together, providing a sense of space from the moment you step inside.

The location is a standout feature, situated within easy reach of Edmonton Green train station and shopping centre, as well as Silver Street rail station, making it a commuter's dream with walks of 14 and 16 minutes respectively. Residents are also in close proximity to the vibrant Fore Street, which offers an eclectic mix of shops, restaurants, and local amenities. For those who travel by car, the property provides excellent access to major road links, including the A406 North Circular Road, ensuring the rest of London is within easy reach.

Designed for modern lifestyles, the apartment is equipped with ultra-fast Virgin Media broadband offering speeds up to 1130Mb, making it ideal for working from home or high-definition streaming. Outside, the property is set within well-maintained communal grounds that offer a touch of greenery, while the added benefit of residents' parking provides essential convenience in such a well-connected area. This studio represents an excellent opportunity for first-time buyers or investors seeking a turnkey property in a thriving North London hub.



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		
	69	
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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