



Havelock Road, Tottenham, London N17 9DR

Per Calendar Month £2,300 Per Calendar Month

House - End Terrace |  
Council: Haringey | Council Tax Band: C

 3  1  2  E 48

 **TARGET**  
RESIDENTIAL SALES & LETTINGS





In the heart of one of North London's most vibrant and rapidly evolving neighbourhoods, this charming three-bedroom end-of-terrace house on Havelock Road offers the perfect blend of space, comfort, and connectivity. Step inside to discover a highly functional layout featuring two distinct reception rooms.

Whether you envision a cozy family lounge paired with a formal dining room, or a vibrant entertainment hub alongside a quiet work-from-home space, these rooms offer endless flexibility. The ground floor flows seamlessly toward the kitchen and out into a private rear garden—an ideal blank canvas for summer barbecues and outdoor relaxation. Upstairs, the property comprises three bedrooms and a family bathroom.

The inherent benefits of an end-of-terrace position mean quieter living and additional privacy.

Location is everything, and Havelock Road delivers. Commuters will love the proximity to Tottenham Hale Station (Zone 3, Victoria Line & Greater Anglia), offering lightning-fast links into King's Cross, the City, and Stansted Airport. You are also just moments away from the bustling high street amenities of Bruce Grove, excellent local schools, and the tranquil Walthamstow Wetlands for weekend escapes.

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| 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                                   | 48      | 81                      |
| (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](mailto: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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