

Vernon Avenue, Enfield, EN3 6LF

Offers In The Region Of £415,000

House - Semi-Detached | Freehold

Council: Enfield | Council Tax Band: D

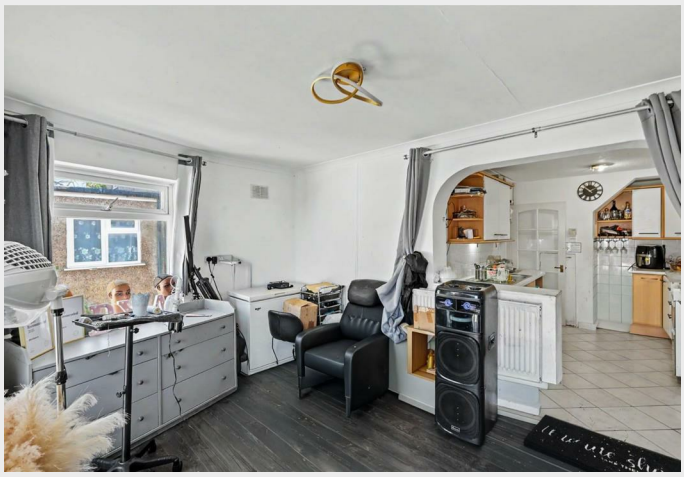
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TARGET

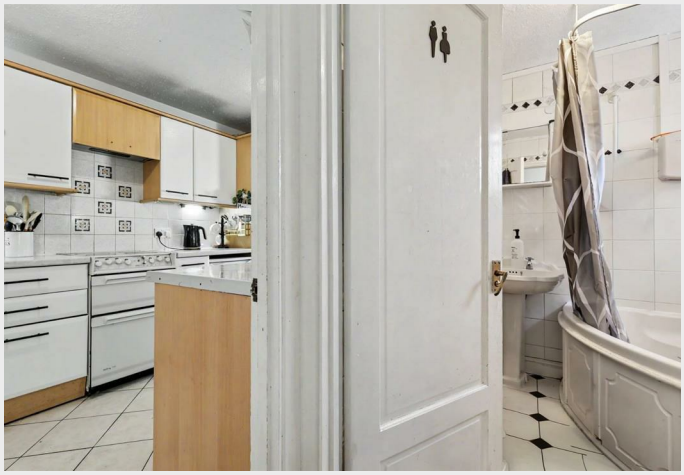
RESIDENTIAL SALES & LETTINGS

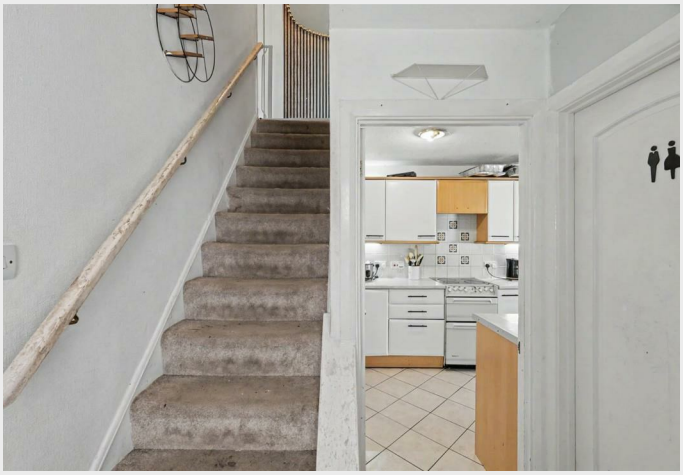


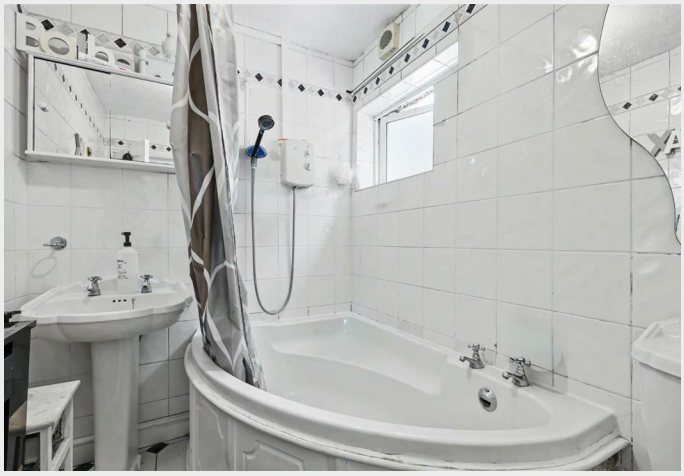


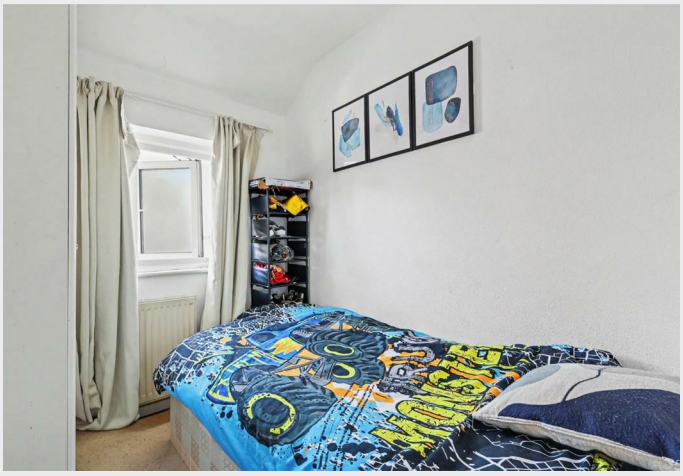












Vernon Avenue offers a realistic opportunity for both owner-occupiers and investors. Currently tenanted at £1,500 per calendar month, the property can be sold with the existing tenant in situ, subject to the appropriate arrangements, or with vacant possession.

Nestled in a popular residential area of Enfield, this well-proportioned three-bedroom semi-detached house extends to approximately 839 sq ft and provides practical family accommodation.

The property comprises a welcoming reception room, three well-sized bedrooms and a family bathroom, together with off-street parking for one vehicle. The layout offers good potential for comfortable family living, while the location provides convenient access to local amenities, schools and transport links.

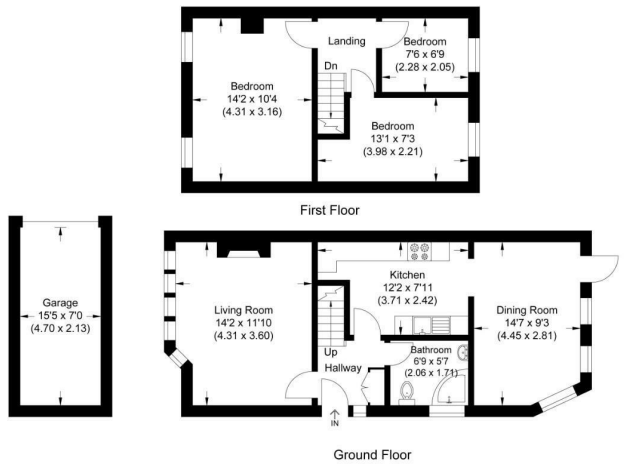
In our opinion, the property is realistically priced and represents an attractive opportunity, particularly for buyers seeking a property with a current rental income of £1,500 pcm or those prepared to allow time for vacant possession to be achieved.

Key Features:

Three-bedroom semi-detached house
Approximately 839 sq ft
Currently let at £1,500 pcm
Tenant in situ or potential for vacant possession
Section 8 notice served, expiring 21 December 2026
Off-street parking for one car
Popular Enfield location
Realistically priced in our opinion
Suitable for investors or owner-occupiers
The tenant has been served a Section 8 notice on the grounds of the proposed sale, which expires on 21 December 2026. Should vacant possession be required, this may therefore take several months and will be subject to the legal process.



Approximate Gross Internal Area
76.44 sq m / 822.79 sq ft
(Excludes Garage)
Garage Area 10.01 sq m / 107.74 sq ft

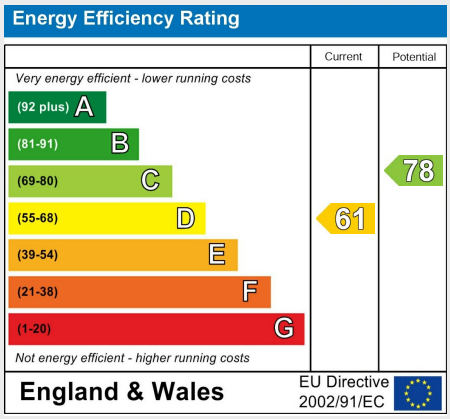


First Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





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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