



Tramway Avenue, London N9 8PE

Offers Over £350,000

 **TARGET**  
RESIDENTIAL SALES & LETTINGS



A fantastic opportunity awaits to purchase this charming 2 bedroom terraced house on Tramway Avenue, N9. This property is ideal for those looking to embark on a renovation project, allowing you to infuse your personal style and preferences into the space.

Features:

Type: Terraced House

Bedrooms: 2 (located on the 1st floor)

Reception Rooms: 2 separate reception rooms on the ground floor, perfect for entertaining or creating a cozy living area.

Kitchen: Conveniently located on the ground floor, offering a great space to design your dream kitchen.

Bathroom: Ground floor bathroom, easily accessible for guests and family.

Garden: A lovely rear garden, providing an outdoor retreat and the potential for landscaping or gardening projects.

Size: 77 square meters of internal space, giving ample room for comfortable living.

Heating: Centrally heated throughout, ensuring warmth and comfort during colder months.

Additional Details:

Condition: The property is in need of general cosmetic refurbishment, making it an ideal purchase for buyers looking to personalise and add value to their new home.

Potential: This house presents a blank canvas for refurbishment, offering the opportunity to create a space perfectly tailored to your tastes and lifestyle.

Location: Situated in the desirable Tramway Avenue, N9, this location boasts excellent transport links, providing easy access to the city and surrounding areas. Local amenities, including shops, restaurants, and parks, are within close proximity, enhancing the convenience and appeal of this area. Additionally, reputable schools are nearby, making it a great choice for families.

For more details or to arrange a viewing, please contact Target Property on 020 8805 4949. Don't miss out on this unique opportunity to create your dream home in a fantastic location!



Approximate Gross Internal Area 830 sq ft - 77 sq m  
 Ground Floor Area 525 sq ft - 49 sq m  
 First Floor Area 305 sq ft - 28 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### 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.

For any further inquiries, please reach out to the provided email.

### What Are ID & Anti Money Laundering Checks

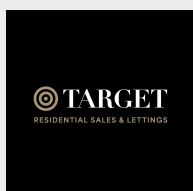
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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



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