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186 Hertford Road  
Enfield EN3 5AZ  
Tel: 020 8805 5959

Tysoe Avenue, Enfield, EN3 6DZ  
Offers In Excess Of £200,000

- NFOPP accredited agents & ceMAP mortgage advisors
- Situated on the second/top floor
- Parking space included within title deeds
- Proximity to Enfield Lock & Turkey Street stations
- Double glazed windows all around

Guide Price £200,000 - £210,000 KINGS GROUP welcome to market Tysoe Avenue, Enfield - a charming one-bedroom flat that is sure to capture your heart! Situated in a building with only six flats, this property offers a sense of exclusivity and privacy that is hard to come by.

One of the standout features of this property is the low service charge and ground rent, making it an attractive option for both home buyers and investors alike. Additionally, the gated private parking and allocated parking space provide convenience and security, allowing you to park your vehicle with ease. The potential rental income of this property is £15,600 PA or £1300 PM.

Located close to local shops, amenities, and the Enfield Lock station, which serves Tottenham Hale and Liverpool Street, this property offers the perfect blend of convenience and connectivity. Whether you are looking for a cozy home to call your own or a savvy investment opportunity, this property on Tysoe Avenue has something for everyone.

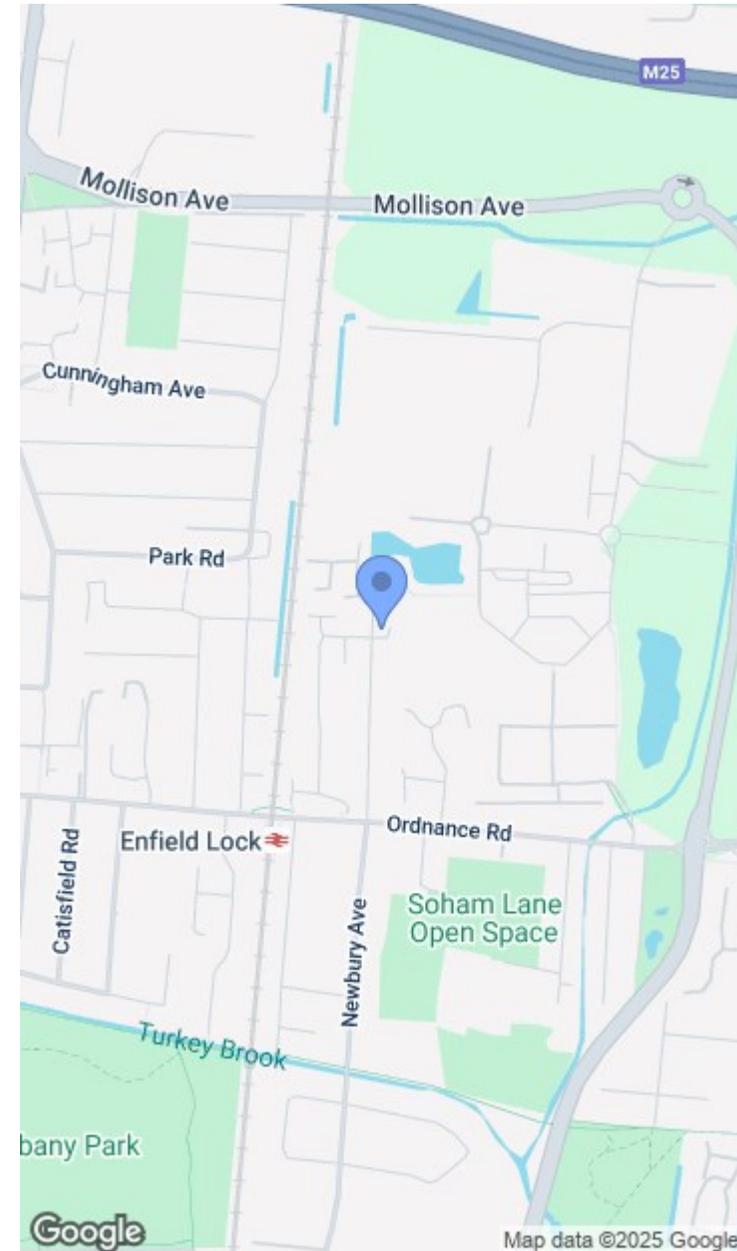
Leasehold Term 88 Years  
 Potential Rental Value £1,300 PCM (After Refurbs)  
 Council Band B  
 EPC Band TBA  
 Service Charge Inc Building Insurance £1,560 PA  
 Ground Rent PA £100

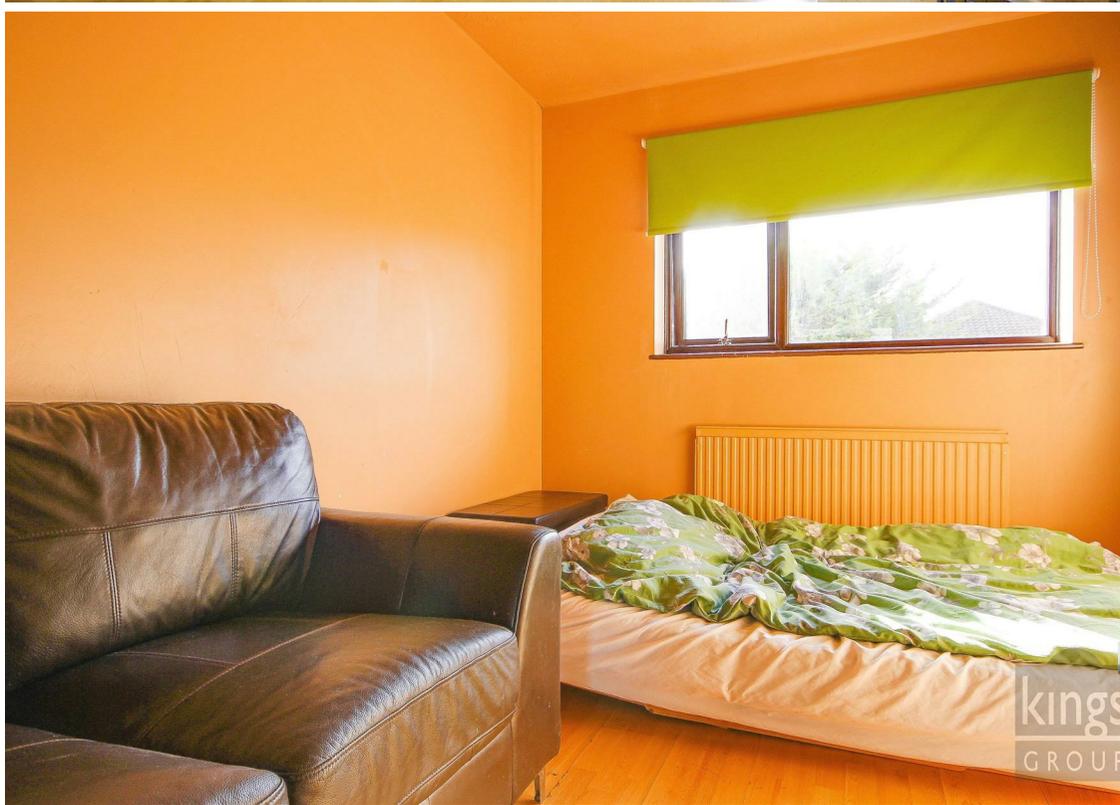
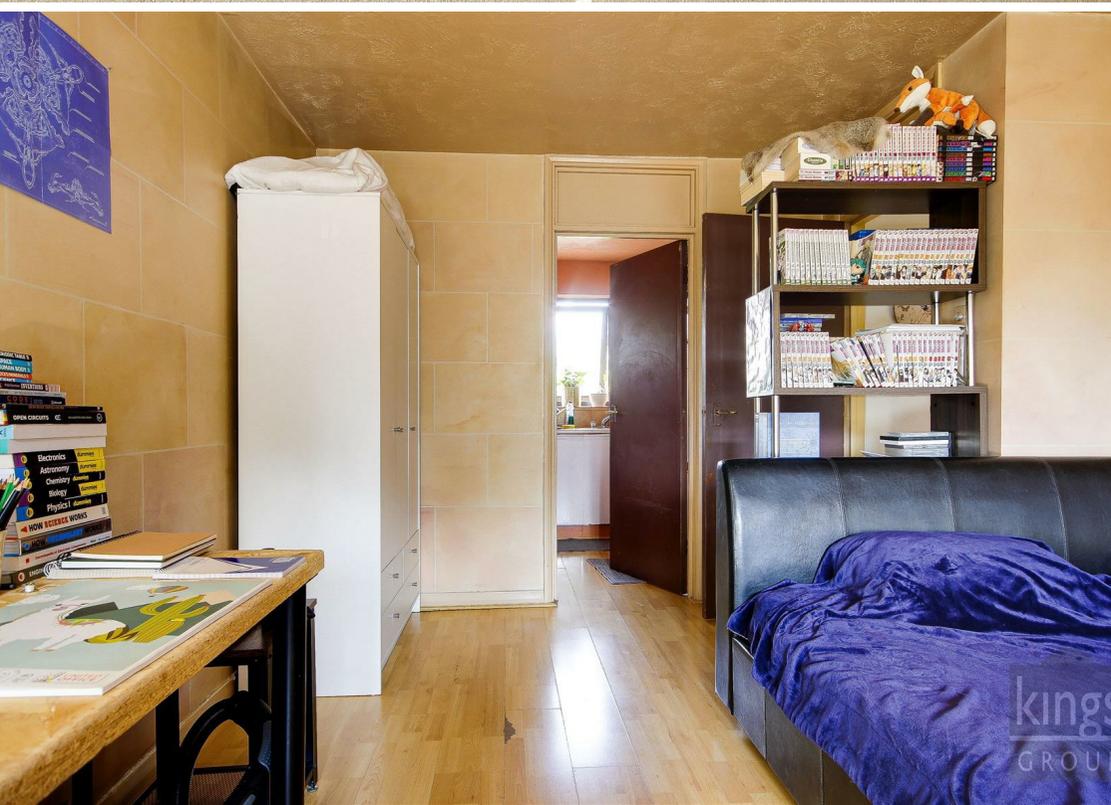
#### BUYERS INFORMATION

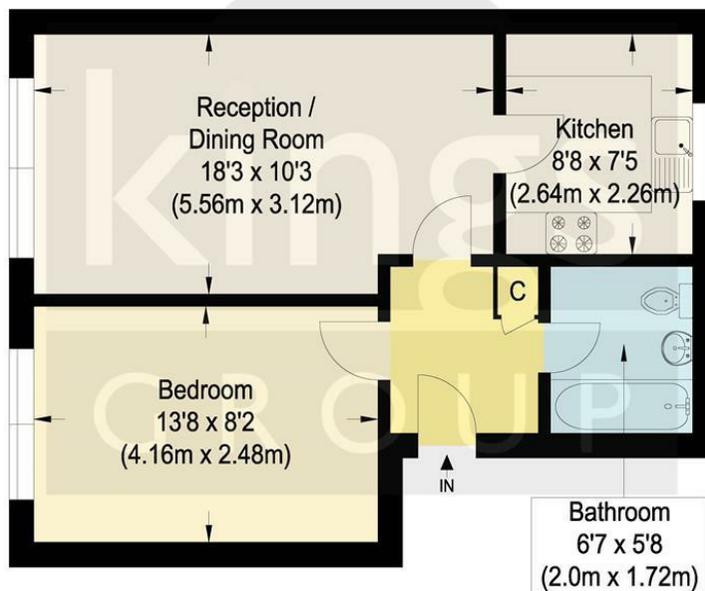
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the

services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

- One-bedroom flat in Enfield London
- Only six flats within the building for extra privacy
- Potential rental valuation of £1,300 PCM (after refurbs)
- Splendid access into Tottenham Hale & London City
- Offered to market chain-free (no related purchase)







### Ground Floor

### Tysoe Avenue

Approximate Gross Internal Floor Area : 43.60 sq m / 469.30 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

