



[www.kings-group.net](http://www.kings-group.net)

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

**Tysoe Avenue, Enfield, EN3 6FE**  
**Offers In The Region Of £195,000**

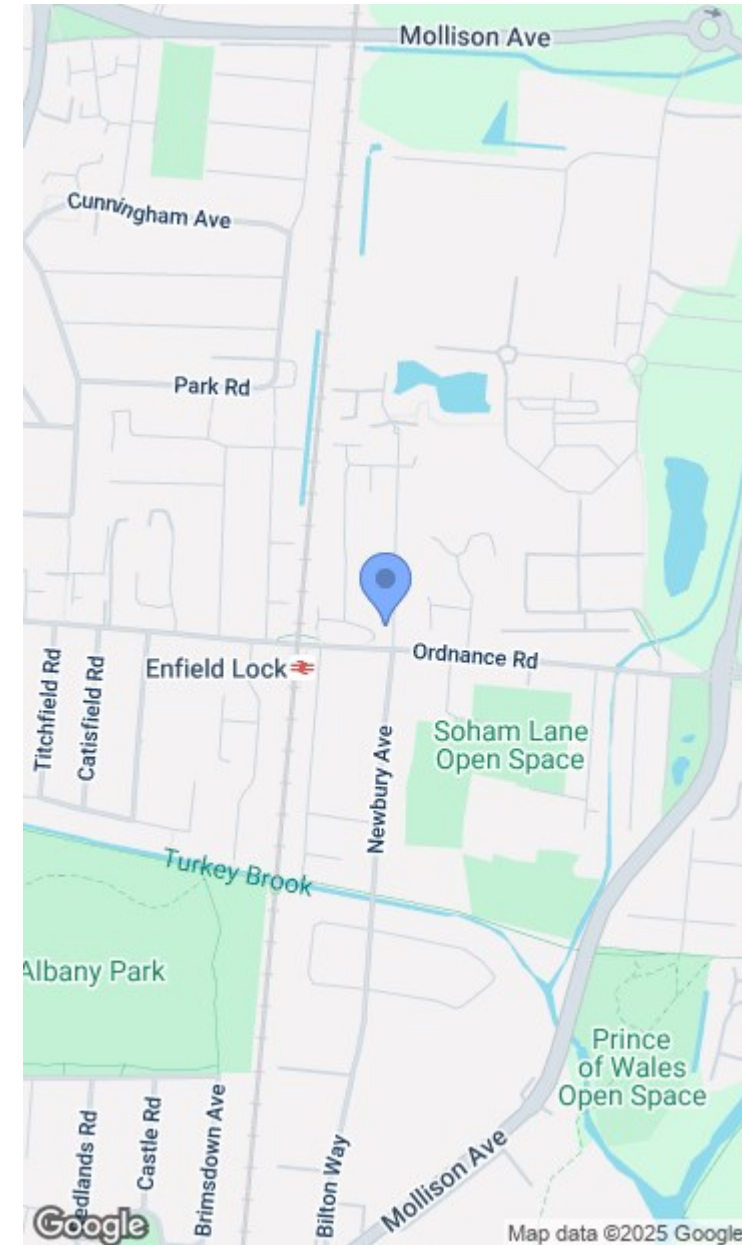
- Two Bedroom Ground Floor Apartment
- Communal Grounds, Gardens and Parking
- Close Proximity to Enfield Lock Train Station
- EPC Rating B
- Private Gated Parking

KINGS GROUP are delighted to offer this TWO BEDROOM ground-floor flat nestled within a secure gated development! This chain-free gem offers not only peace of mind but also a vibrant community. Step inside to discover spacious rooms perfect for comfortable living. The three-piece bathroom suite and a fitted kitchen. Convenience is key with Enfield Lock train station just a stone's throw away, providing direct access to Tottenham Hale and London Liverpool Street. Whether it's work or play, connectivity is at your fingertips.

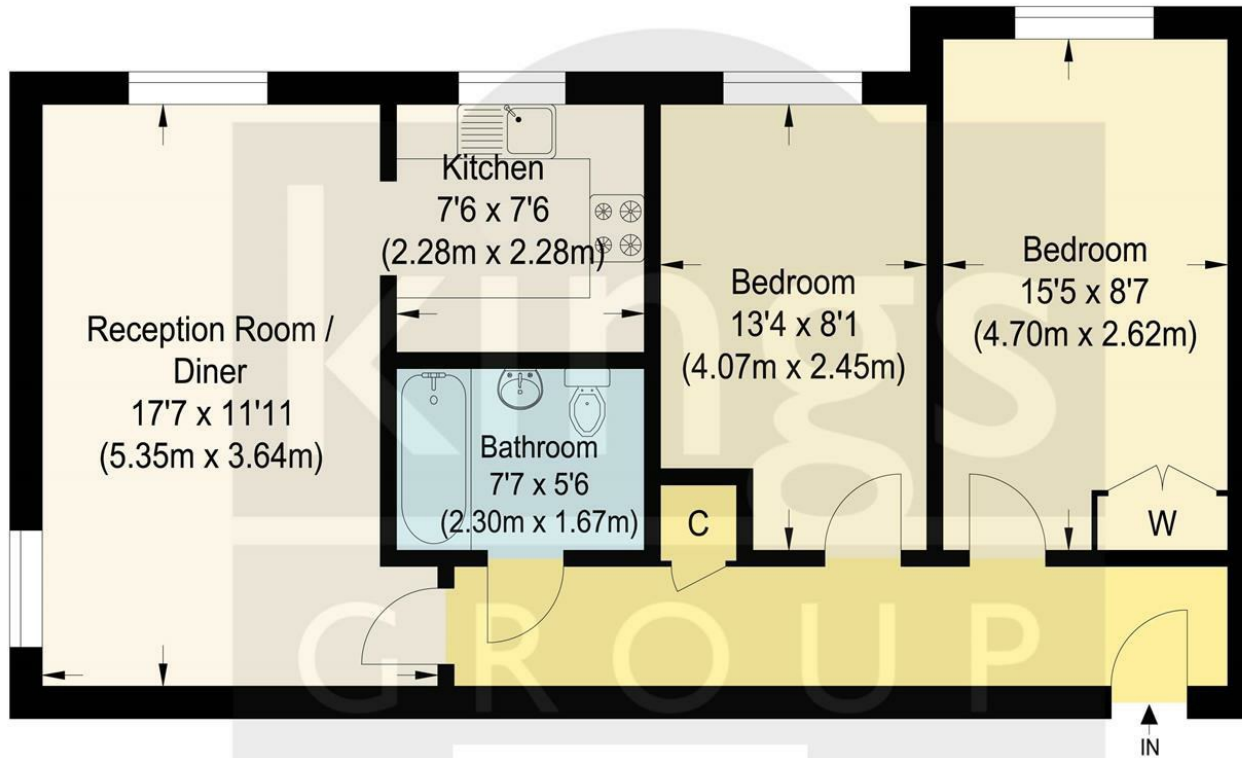
With the potential for a hassle-free buy-to-let investment, this property boasts a promising rental income ranging from £19,000 to £20,000 per annum. Don't let this opportunity slip by—whether you're looking to step onto the property ladder or expand your investment portfolio, this flat promises both comfort and potential returns. Contact us today to seize this promising opportunity!

Lease Term 99 Years from 15/08/2002 (76 remains)  
 Ground Rent Approx £20 PA as advised by our client.  
 Service Charge £332.10 inc Building Insurance PM  
 Flood Risk "Low"  
 Standard Construction - Brick and Tiled.

- Offered with no onward Chain
- An Ideal Investment or First Time Buy
- Great access into both Tottenham Hale and London Liverpool Street
- In need of Modernisation
- Situated in a Sought After Development







Approximate Gross Internal Floor Area : 59.90 sq m / 644.75 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

