kings GROUP

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

78 Tysoe Avenue, Enfield, EN3 6FE

£255,000

KINGS GROUP are delighted to offer this TWO BEDROOM first-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 - 77 expiring 24/01/2102
Ground Rent - £303PA Approx and TBC
Service Charge - £175PM including Building Insurance Approx and TBC
Council Tax - Band D

Entrance hallway
With power point and storage cupboard.

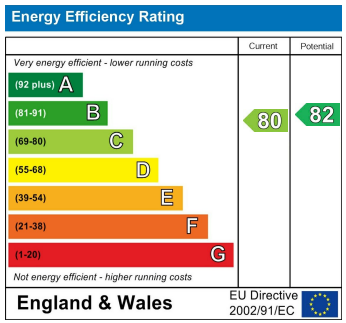
Reception room
18,2 * 10,1 (5.49m,0.61m * 3.05m,0.30m)
With carpet, power point, electric heating, juliet balcony, double glazed window to the front.

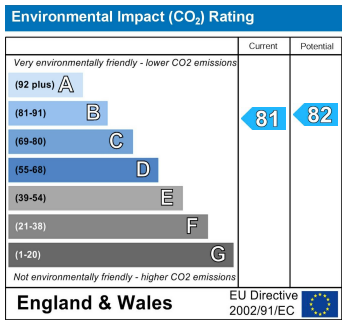
Kitchen
8,5 * 7,8 (2.44m,1.52m * 2.13m,2.44m)
Double glazed window, work surfaces, laminated flooring, electric hob/ oven, power, extractor hood, sink/single drainer, part tilled walls.

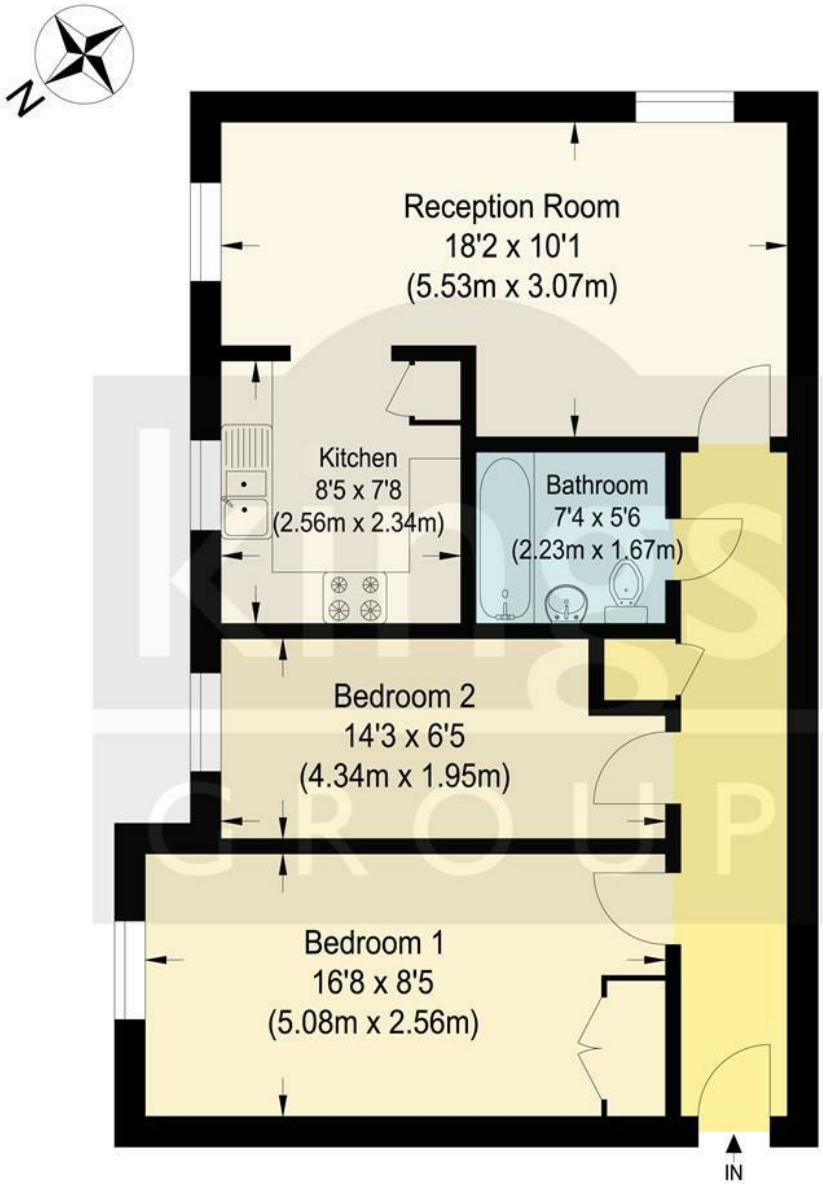
Bedroom one
16,8 * 8,5 (4.88m,2.44m * 2.44m,1.52m)
Carpet flooring, double glazing window to front, power, electric heater

Bedroom two
Double glazed window to front, carpet, power, electric heater.

Bathroom
7,4 * 5,6 (2.13m,1.22m * 1.52m,1.83m)
Low level wc, bath with shower attached, wash hand basin.







First Floor

Spectrum House

Approximate Gross Internal Floor Area : 55.50 sq m / 597.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.