Flat 5 Spectrum House 78 Tysoe Avenue, Enfield Highway

£240,000 Leasehold

Flat 5 Spectrum House 78 Tysoe Avenue, Enfield Highway

186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

- Two Bedroom First Floor Apartment
- Offered Chain Free
- Communal Grounds, Gardens & Parking
- Spacious Bedrooms
- Fitted Kitchen
- Close Proximity to Enfield Lock Station
- Great Access Into Tottenham Hale & London Liverpool Street
- Gated Development
- Potential Rental Income of 19,000-20,000

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 -

Entrance hallway
With power point and storage cupboard.

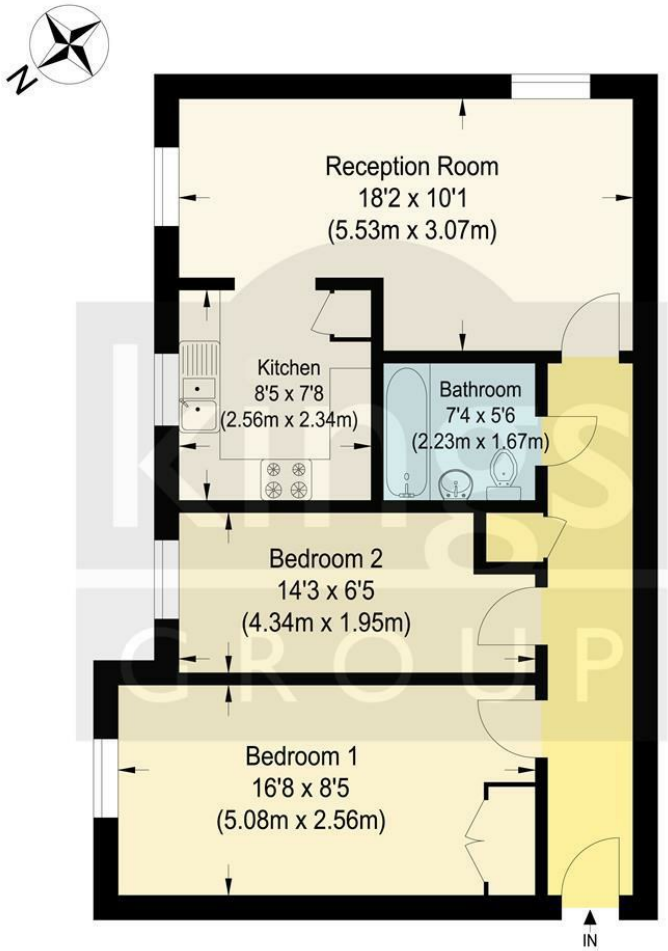
Reception room 18,2 * 10,1 (5.49m,0.61m * 3.05m,0.30m)
With carpet, power point, electric heating, juliet balcony, double glazed window to the front.

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor

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