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Enfield EN3 5AZ  
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80 Tysoe Avenue, Enfield, EN3 6FF  
Offers In The Region Of £260,000

- NFOPP accredited agency & ceMAP mortgage advisors
- Located on the first-floor of a private building
- Dedicated and appointed parking bay within the residents' car park
- Potential Rental Value of £1700 PCM or £20,400 PA
- Proximity to Enfield Lock & Turkey Street train stations

- Two-bedroom residence within a gated community
- Secure entry-system with two-way audio and cameras
- Council Tax Band D & EPC Rating TBA
- Recently upgraded and refurbished family bathroom
- Wonderful links and access into Tottenham Hale, London City & beyond

**\*\* Guide Price £260,000 - £265,000 \*\* KINGS GROUP** offer within the serene confines of a private estate on Tysoe Avenue, this charming two-bedroom flat presenting a delightful blend of comfort and convenience. Recently refurbished, the property boasts a modern bathroom that enhances its appeal, making it an ideal choice for both first-time buyers and investors alike.

The flat features a spacious reception room, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for restful nights, while the overall layout ensures a practical flow throughout the home.

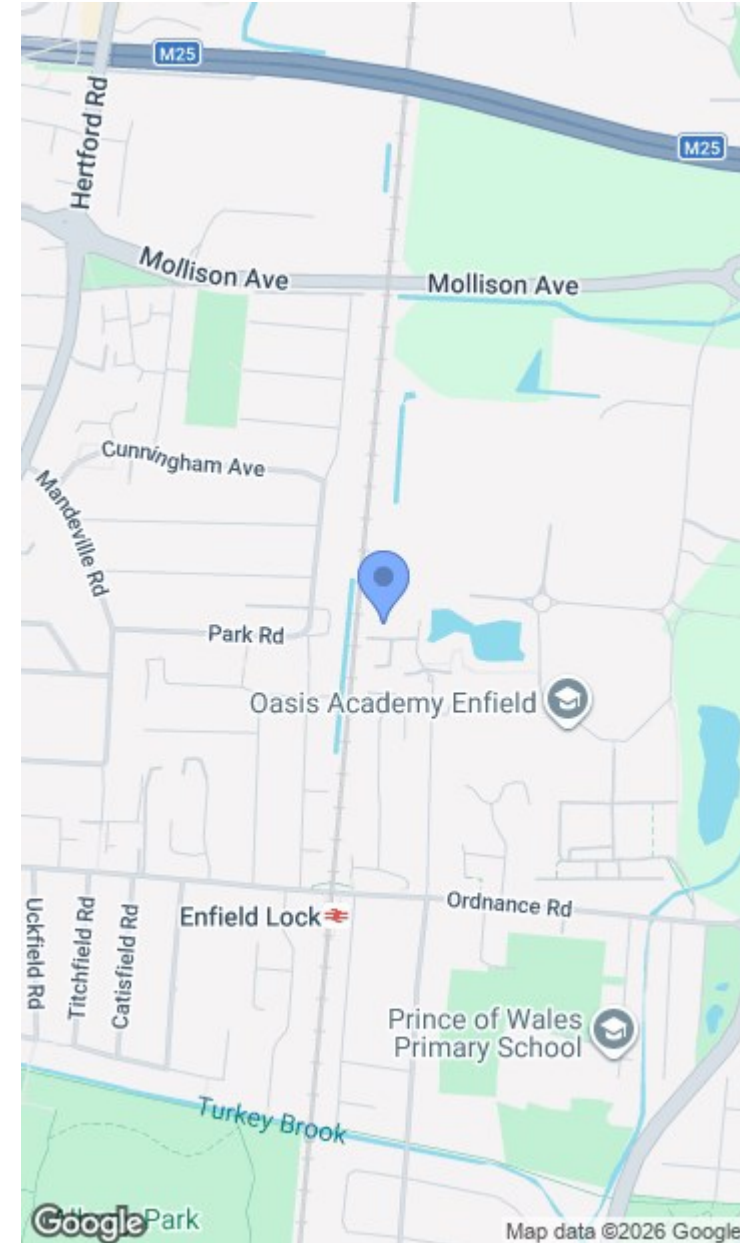
Location is key, and this property does not disappoint. It is conveniently situated close to local schools, making it an excellent option for families. Additionally, Enfield Lock and Turkey Street stations are within easy reach, providing direct access to Seven Sisters, Tottenham Hale, and London City. For those who travel frequently, the proximity to Stansted, Heathrow, and London City airports adds to the property's allure.

The flat also benefits from a dedicated parking slot within a gated development, ensuring both security and peace of mind. With a potential rental value of £1,700 per calendar month and a council tax band D, this property presents a promising investment opportunity.

In summary, this two-bedroom flat on Tysoe Avenue is a rare find, combining modern living with an enviable location. Whether you are looking to buy or

rent, this property is well worth your consideration.

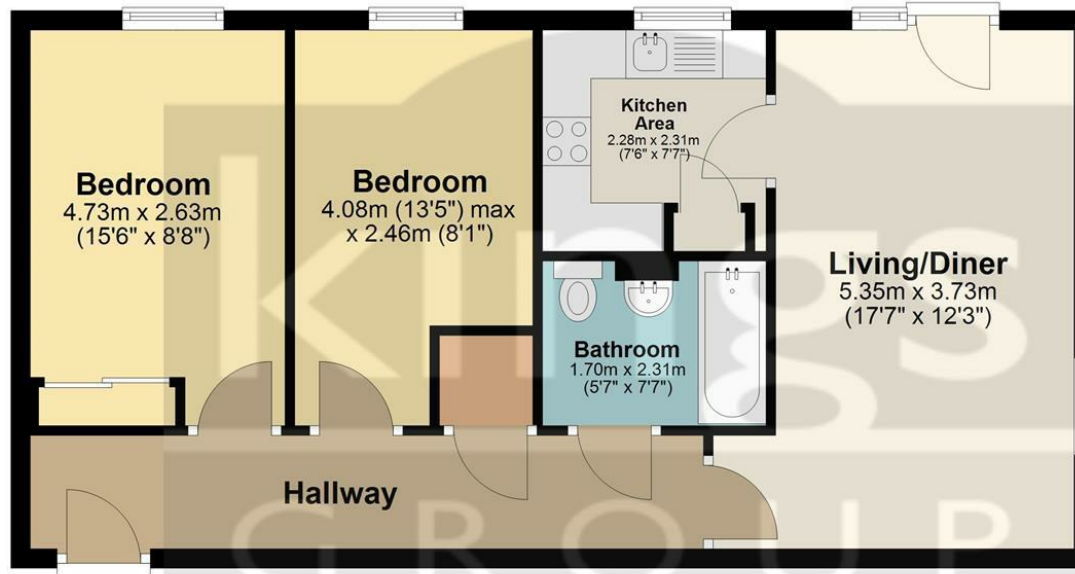
Leasehold  
 Council Tax Band D  
 Brand New EPC Rating C  
 Potential Rental Value £1700 PCM  
 Appointed Parking Bay





## First Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Total area: approx. 59.5 sq. metres (640.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Perspective House



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