



# Castles

£260,000

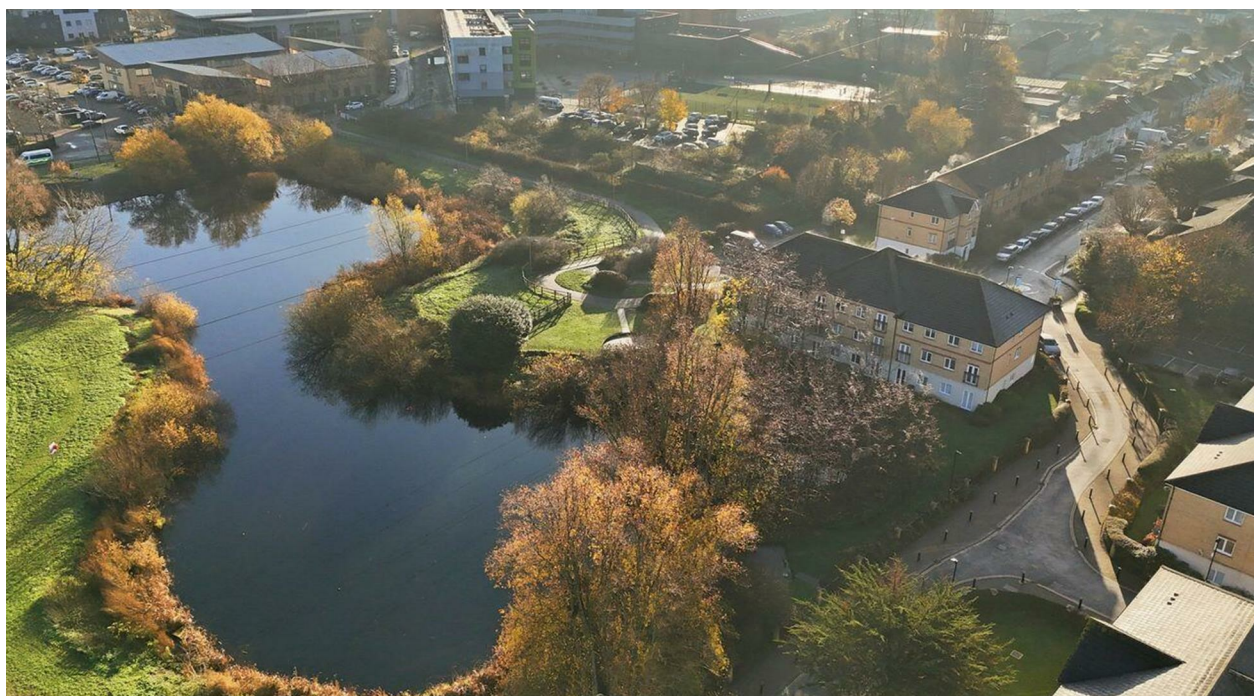
Broadview House,  
Tysoe Avenue

Enfield, EN3 6FL    Leasehold



## PROPERTY SUMMARY

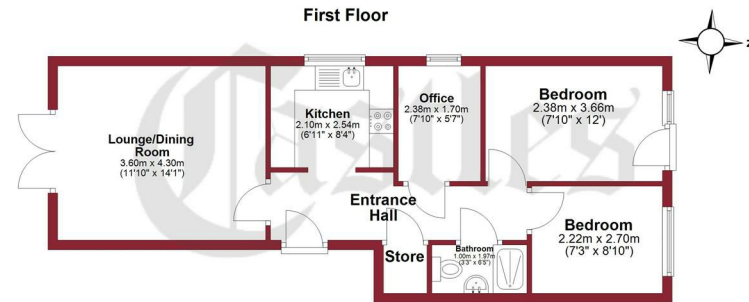
A modern 2 bedroom plus office/study 1st floor purpose built flat located off Tysoe Avenue within approximately 0.5m of Enfield Lock Train Station (serving London Liverpool Street) and close to local shops and schools. This property is in very good decorative order and would suit a first time buyer or buy to let investor. Viewing is recommended.







For a guide to the area  
please scan this code for  
more information



Flat - First Floor

Leasehold

**Council:** Enfield

**Council Tax Band:** D

**Lease Remaining:** 125 years from 1 January 2001

**Service Charge:** £2,604.00 P/A / £217.00 PCM

**Ground Rent:** £302.00 P/A

Total area: approx. 51.3 sq. metres (552.6 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.  
Plan produced using PlanUp.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

243 - 245 Hertford Road  
Enfield  
London  
EN3 5JJ

#### OFFICE DETAILS

0208 804 8000  
enfield@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		