



**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](http://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

## **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 tiled 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.

Notice Of Offer

Property Address: Flat 5 Spectrum House, 78 Tysoe Avenue Enfield, Middlesex, EN3 6FE

We advise that an offer has been made for the above property in the sum of £225,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 186 Hertford Road, Enfield, Middx, EN3 5AZ

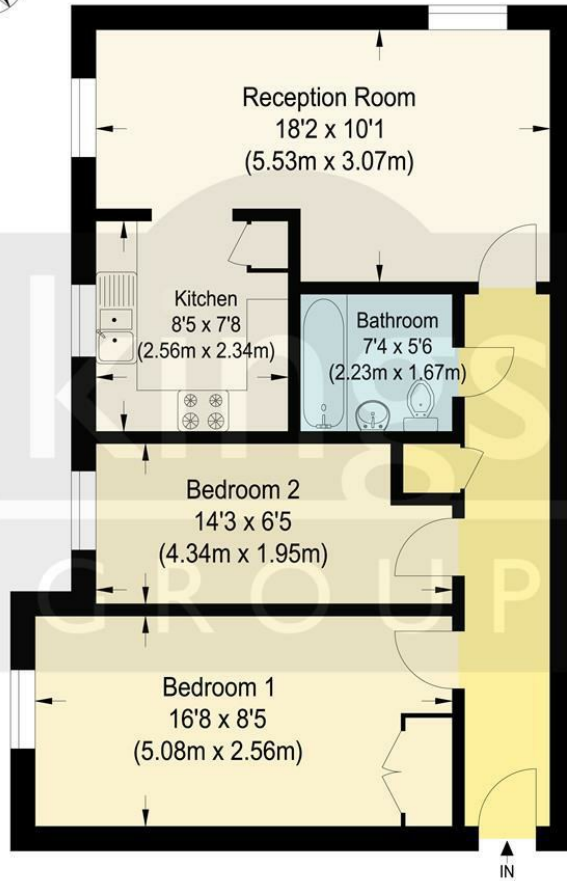
Agents Telephone Number: 0208 805 5959

## **Entrance hallway**

With power point and storage cupboard.

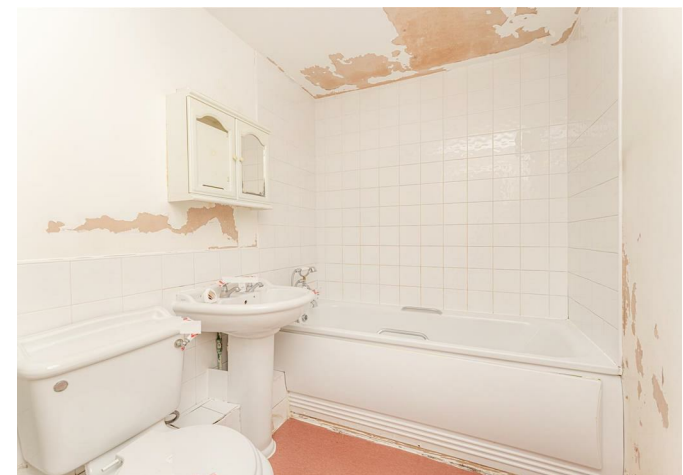
## **Reception room 18,2 \* 10,1 (5.49m,0.61m \* 3.05m,0.30m)**

With carpet, power point, electric heating, juliet balcony, double glazed window to the front.



**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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