



**99 Tysoe Avenue, Enfield Highway
Offers In Excess Of £220,000 Leasehold**



99 Tysoe Avenue, Enfield Highway

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

020 8805 5959
www.kings-group.net

- KINGS GROUP ENFIELD HIGHWAY OFFER
- THIS ONE BEDROOM PROPERTY ON THE FIRST FLOOR
- ONLY 6 FLATS WITHIN THE BUILDING
- LOW MAINTENANCE MONTHLY FEES
- RENOVATED THROUGHOUT 7 YEARS OF OWNERSHIP
- GATED PRIVATE RESIDENTS PARKING
- CLOSE PROXIMITY TO LOCAL SHOPS, TRANSPORT AND AMENITIES
- DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- SECURE ENTRY SYSTEM ENTRANCE
- PRE ARRANGED VIEWINGS AVAILABLE NOW

KINGS GROUP ENFIELD HIGHWAY

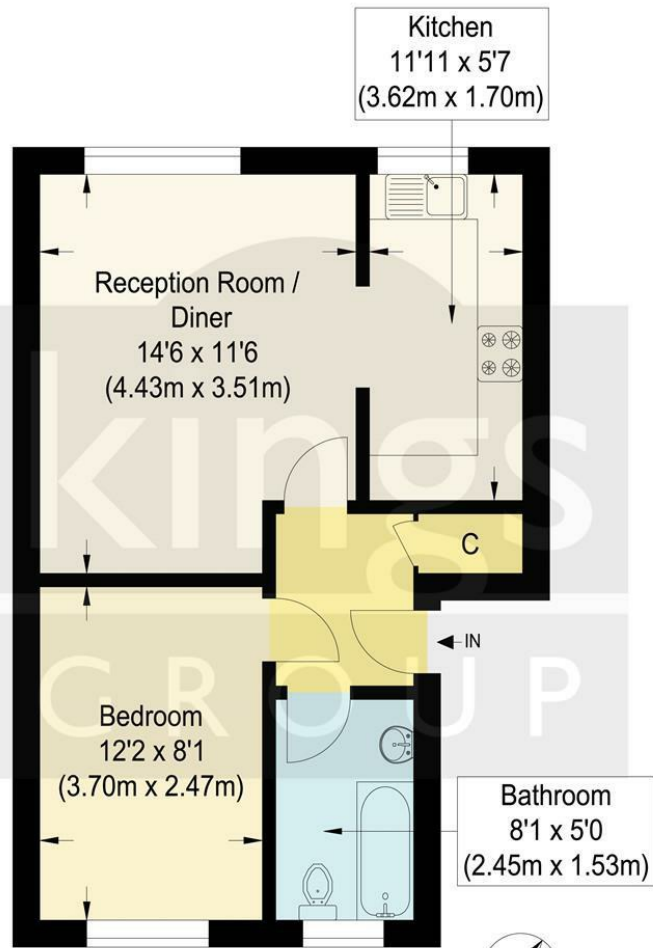
Welcome to Tysoe Avenue, Enfield - a charming one-bedroom flat that is sure to capture your heart! Situated in a building with only six flats, this property offers a sense of exclusivity and privacy that is hard to come by.

The current owner has lovingly modernised the property over the past seven years, ensuring that it is not only aesthetically pleasing but also equipped with a reliable boiler 7 years new that has been recently serviced. This attention to detail and maintenance means that you can move in with peace of mind and start enjoying your new home from day one.

One of the standout features of this property is the low service charge and ground rent, making it an attractive option for both home buyers and investors alike. Additionally, the gated private parking and allocated parking space provide convenience and security, allowing you to park your vehicle with ease. The potential rental income of this property is £15,600 PA or £1300 PM.

Located close to local shops, amenities, and the Enfield Lock station, which serves Tottenham Hale and Liverpool Street, this property offers the perfect blend of convenience and connectivity. Whether you are looking for a cozy home to call your own or a savvy investment opportunity, this property on Tysoe Avenue has something for everyone. Don't miss out on the chance to make this delightful property your own!

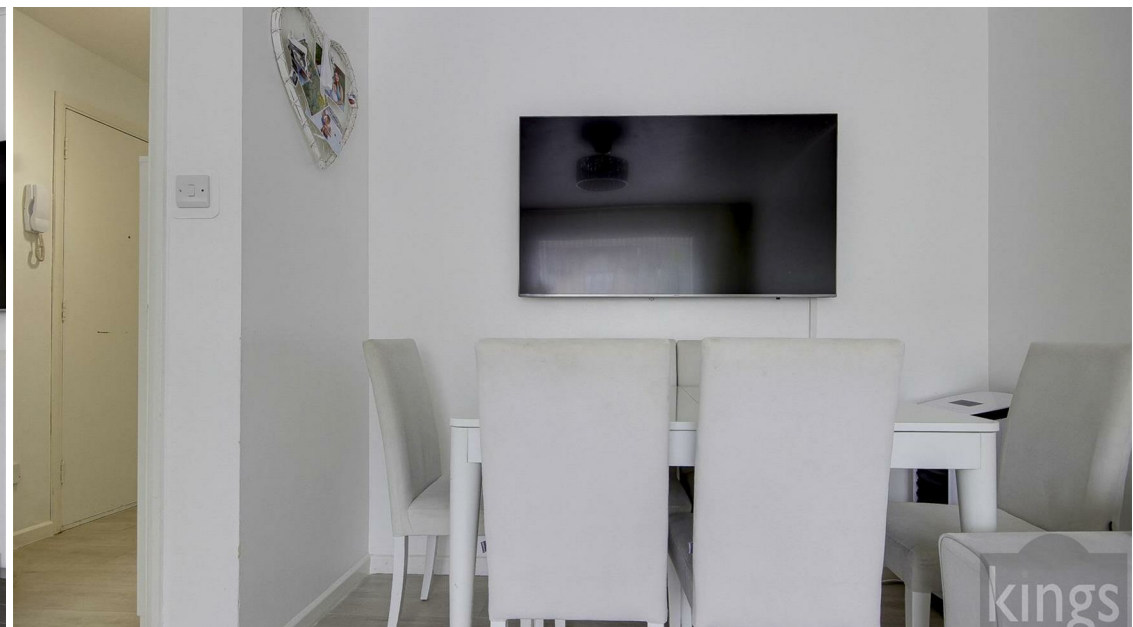
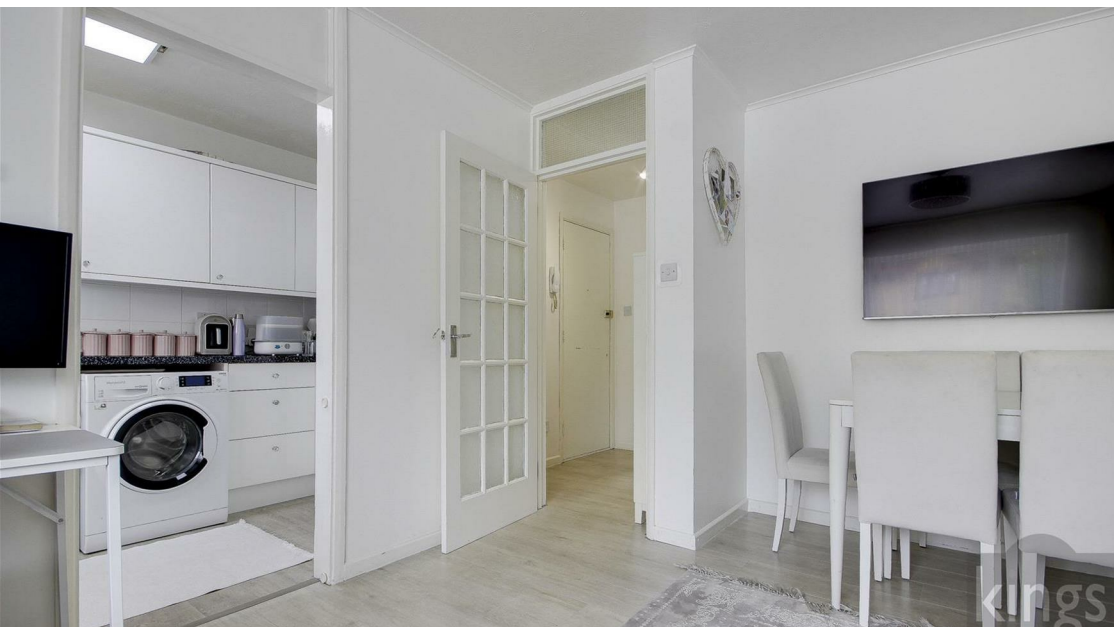
Lease End Date 25/12/2112 - 88 Years Unexpired
Council Band B
EPC Rating C
Service Charge including Buildings Insurance £130 PM or £1,560.00 PA
Annual Ground Rent £100



Tysoe Avenue, EN3

Approximate Gross Internal Floor Area : 39.70 sq m / 427.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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

020 8805 5959

www.kings-group.net



Zoopla.co.uk



rightmove.co.uk
The UK's number one property website

