



ASKING PRICE

£250,000

Tysoe Avenue

Enfield, EN3 6FF Leasehold

PROPERTY SUMMARY

Tysoe Avenue, Enfield, a two bedroom first-floor flat that offers a perfect blend of comfort and security within a gated community. Spanning an impressive 645 square feet, ideal for individuals or small families seeking a modern living space.

The flat features a well-designed layout that includes a welcoming reception room, perfect for relaxation or entertaining guests. The two bedrooms provide ample space for rest, while the bathroom is conveniently located to serve both bedrooms and guests.

One of the standout features of this property is the secure entry system, which includes two-way audio and cameras, ensuring peace of mind for residents. Additionally, the flat comes with a dedicated parking bay within the residents' car park.

Situated in close proximity to Enfield Lock, this property benefits from excellent transport links and local amenities, making it a convenient choice for those who commute or enjoy the vibrancy of the local area.

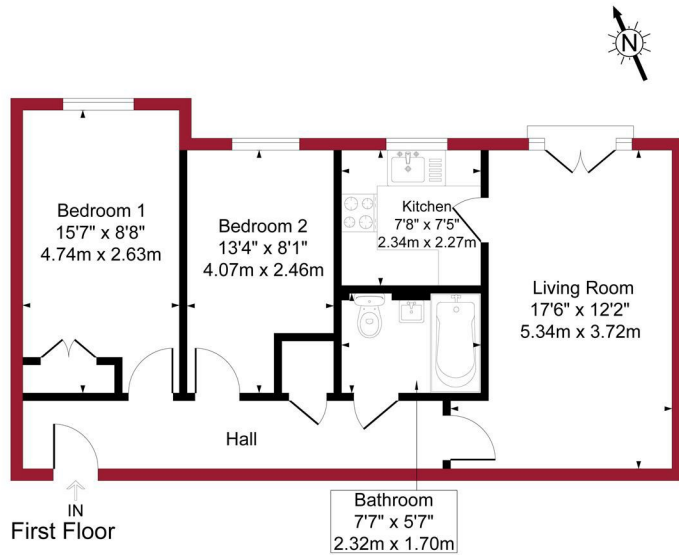




Tysoe Avenue, Enfield, EN3

Approximate Gross Internal Area = 645 sq ft / 59.9 sq m

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: 99 years

Service Charge: £3000 a year approx

Ground Rent: £302 a year

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

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EN3 5JJ

OFFICE DETAILS

0208 804 8000
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC