



Tramway Avenue, Edmonton, London, N9

Available

£150,000 (Leasehold)





A well-presented first-floor studio flat with a separate kitchen, offering bright and practical accommodation, ideal for first-time buyers or investors.

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The property comprises a spacious living area with a clearly defined sleeping section, creating a functional and flexible layout. A separate kitchen is fitted with a range of matching wall and base units, work surfaces, sink with mixer tap, electric oven and hob, and tiled surrounds. The bathroom includes a panelled bath with shower attachment, pedestal wash hand basin, low-level WC, and a useful storage cupboard.

The property is currently tenanted, generating a rental income of approximately £1,150 per calendar month, making it an attractive option for investors seeking an immediate return. Further benefits include double-glazed windows and electric heating throughout. The property is offered with a lease originally granted for 125 years, with approximately 86 years remaining. The annual ground rent is £130 and the service charge is £2,233.96.

Additional features include double-glazed windows and electric heating throughout. Located on Tramway Avenue, the flat is within easy reach of Edmonton Green Overground Station, local bus routes, and Edmonton Green Shopping Centre. Nearby schools include Delta Primary and AIM Academy North London, making the property well suited for investors or those seeking a convenient London base.

Tenure: Leasehold

Lease Term: Started in 1987 with a lease of 125 years.

Term Remaining: 86 years remaining approx

Service Charge: £2,233.96 a year

Ground Rent: £130 a year

Local Authority: London Borough of Enfield

Council Tax Band: B

Front

Hallway

Doors to bathroom and living space, wooden skirting boards, vinyl flooring

Bathroom

Storage cupboard, w/c low flush, bath with shower attachment, pedestal sink with mixer tap, tiled surround, wooden skirting boards, vinyl flooring

Living Space

Double glazed windows to rear aspect, electric radiators, door to kitchen, wooden skirting boards, laminate flooring

Kitchen

Double glazed windows to rear aspect, matching wall and base units, sink with mixer tap, electric oven and cooker, extractor fan, tiled surround, wooden skirting boards, vinyl flooring

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any





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property and make an appointment to view before embarking on any journey to see a property.

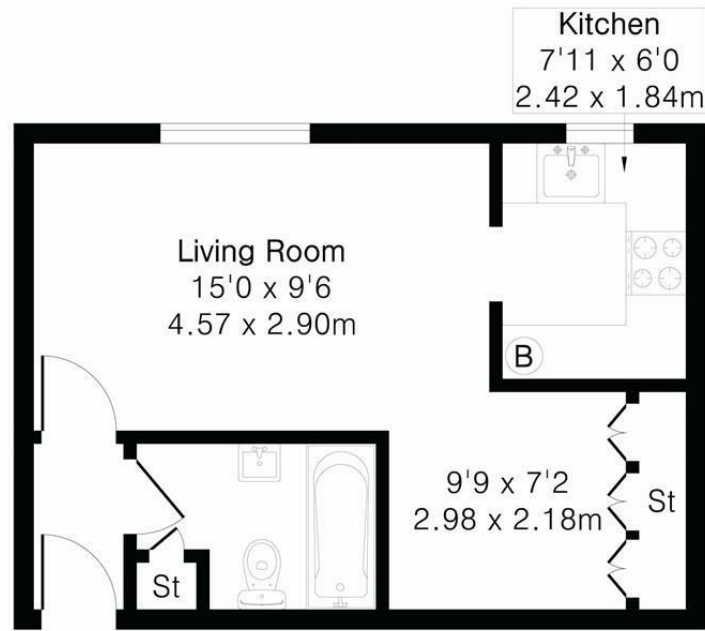
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Approximate Gross Internal Area 329 sq ft - 31 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: B

