Tysoe Avenue, Enfield, EN3 6DZ

OIRO £200,000



Full Description

Situated in a popular residential area of Enfield, this well presented, chain free, first-floor flat offers comfortable living with convenient access to local amenities and transport links. The accommodation comprises a spacious living room, a separate fitted kitchen, a good-sized double bedroom, and a bathroom. The property benefits from gas central heating, double glazing and allocated off-street parking. Ideal for first-time buyers or investors. The property requires modernisation and is within easy reach of local shops, schools, and Enfield Lock Station. Approx. area, 429ft2. Spacious, one-bedroom first floor flat with barrier controlled allocated parking. Ideally situated in a popular residential area of Enfield, offering bright and comfortable accommodation. This property is perfectly suited to first-time buyers, professionals, or investors seeking a well-connected and low-maintenance home. The property features a generous living room, a separate fitted kitchen, a good-sized double bedroom, and a bathroom. Benefits include gas fired central heating throughout, double glazing, barrier controlled allocated off-street parking, low service charge and ground rent. Conveniently located close to a range of local shops, schools, and transport links to include Enfield Lock Station (London Overground to Tottenham Hale). This property offers easy access to central London and surrounding areas while providing a peaceful residential setting. Accommodation Comprises: (See floorplan for

dimensions) Entrance hall with storage cupboard. Spacious living room. Separate fitted kitchen. Double bedroom. Bathroom. Key Features: One double bedroom. Separate kitchen and living room. Gas central heating. Double glazing. Barrier controlled, allocated off-street parking. Well-maintained communal areas. Convenient residential location. Ideal for first-time buyers or investors. Chain Free. Important Information Tenure: Leasehold (125 years from 25th December 1987) Service Charge: £1,561pa Ground Rent: £100pa (increasing by £50 every 25 years) Energy Performance Rating: EPC Rating – C 77 Council Tax: London Borough of Enfield – Band B (£1,683.13 for 2025/2026) Further Information Flooded in the last 5 years? No. Property listed? No. Within a conservation area? No. Any public rights of way across the property? No. Utilities / Services Electric Supply: Octopus Energy Gas Supply: Octopus Energy Water Supply: Thames Water Sewage: Thames Water Heating sources: Gas fired boiler Broadband Type: Copper Broadband and Fibre to Cabinet broadband available. Mobile Signal/Coverage: Good outdoor, variable indoor EE 88% Three 71% Vodafone 84% O2 80%

Features

- Separate kitchen and living room
- Close to Enfield Lock station
- Double Glazed
- Gas Central Heating
- Allocated off-street parking
- Ideal for first-time buyers or investors
- Chain Free

Contact Us

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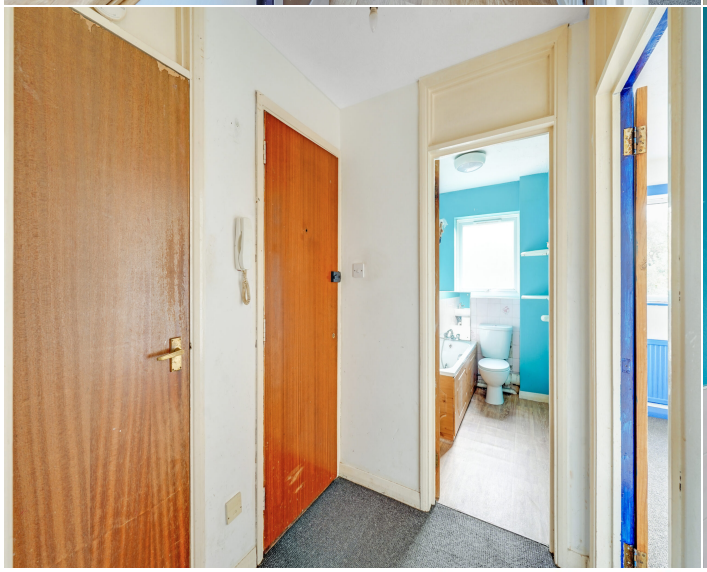
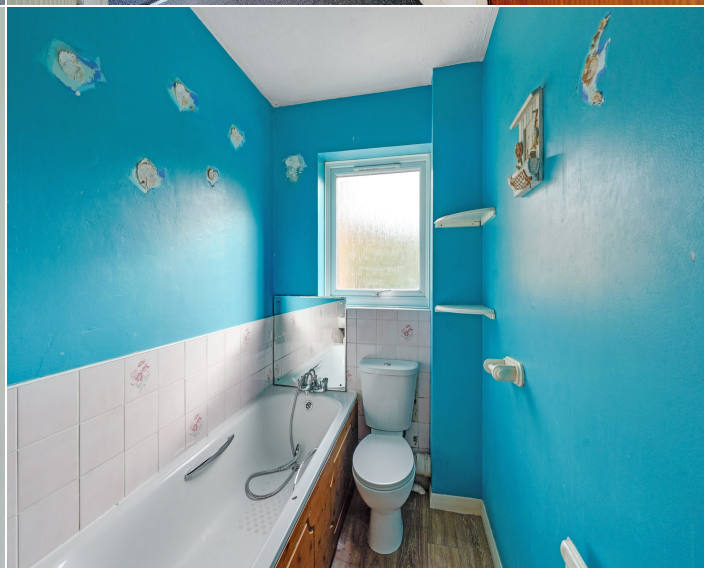
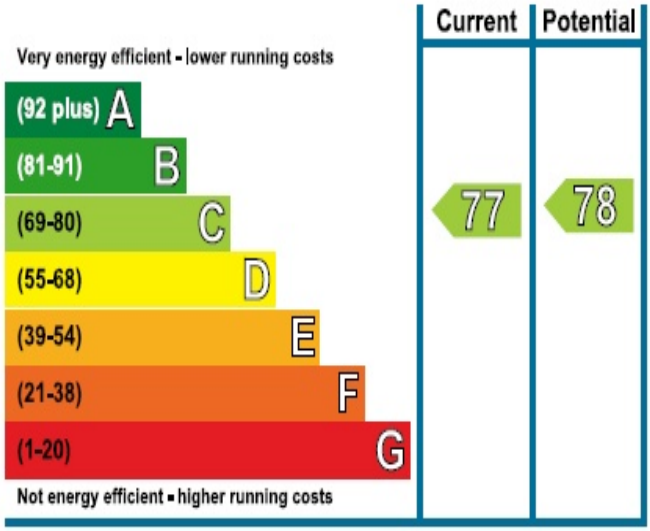
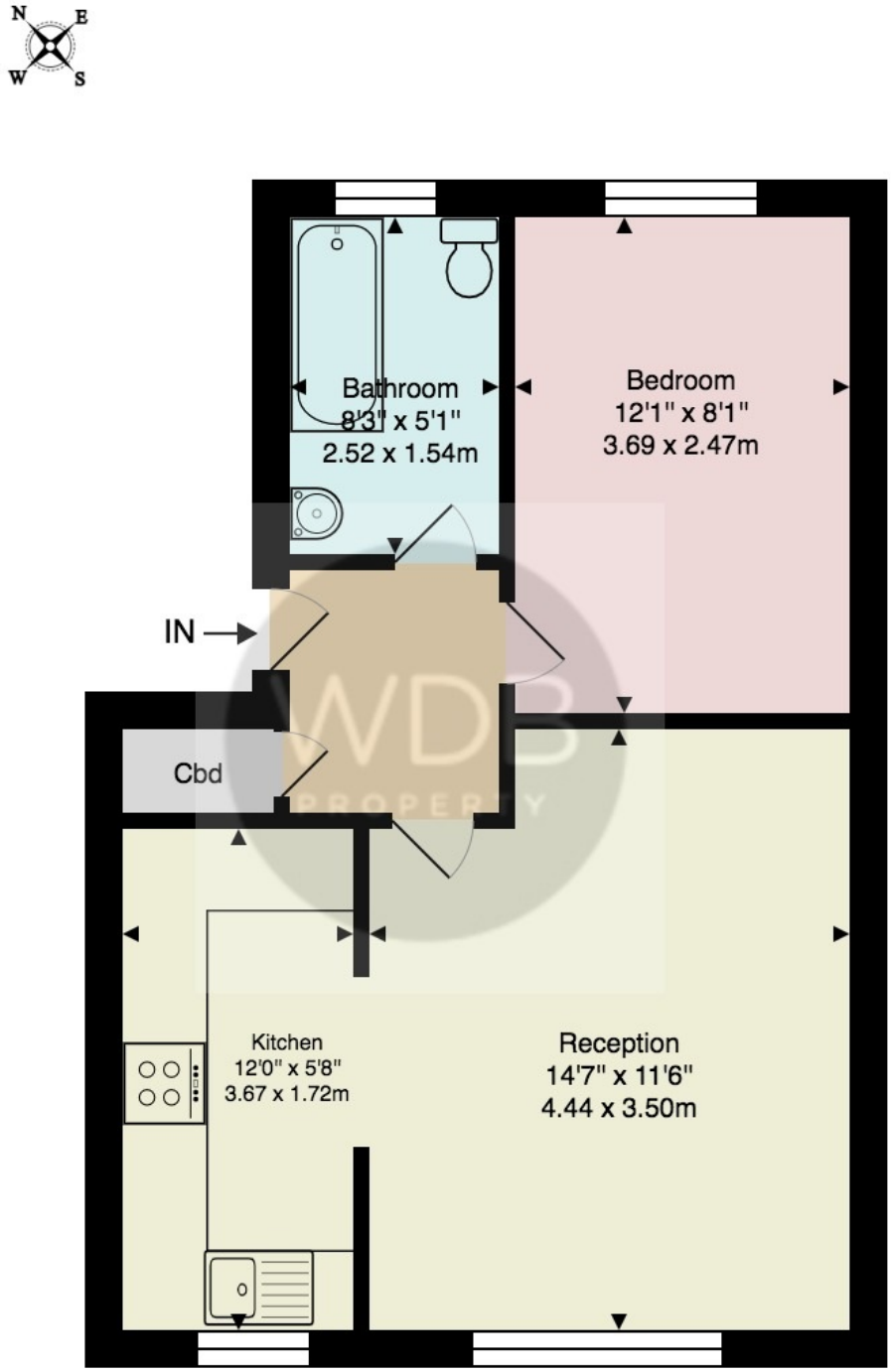



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First Floor

Approx. Gross Internal Area: 429 ft² ... 39.8 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.