

FLAT  
72  
PINNACLE  
HOUSE





# Refined Living within Vibrant Enfield Town

Two bedroom apartment. Guide price £350,000

This well looked after two-bedroom, two-bathroom apartment is located on the 9th floor of Pinnacle House, a modern residential development in the heart of enfield town and comes with off street gated parking and an exceptionally long lease.



Offering a spacious and contemporary layout, the apartment features an open-plan reception room and kitchen, creating a bright and airy living space perfect for entertaining or relaxing.

The large windows and Juliette balcony flood the room with natural light, enhancing the modern ambiance. The master bedroom benefits from its own en-suite bathroom, while the second bedroom is well-sized, ideal for guests, a home office, or a growing family. A second full bathroom adds convenience for residents and visitors alike.

This property comes with the added advantage of a private gated parking space, providing secure and easy access in such a prime location. The building is meticulously maintained and offers lift access for your convenience, ensuring a comfortable lifestyle.

Situated in the vibrant Enfield Town area, this apartment is surrounded by an array of local amenities, from shops and cafes to parks. Enfield Town station is just a short walk away, offering excellent transport links into central London, making this an ideal home for commuters.







## Location

Pinnacle House is situated in a prime position within Enfield Town, with all the local amenities right at your doorstep. From a variety of shops, cafes, and restaurants to nearby Enfield Town park, you are perfectly positioned to enjoy the best the area has to offer.

For commuters, Enfield Town station is just a short walk away, providing direct train services into central London (Liverpool Street) within approximately 30 minutes, making it ideal for professionals and city workers.

This vibrant and well-connected area ensures that you're never far from excellent schools, green spaces, and major road networks, including easy access to the A10 and the M25.



## Floorplan:

Flat 72, Pinnacle House, 6A Colman Parade, Enfield, EN1 1FY

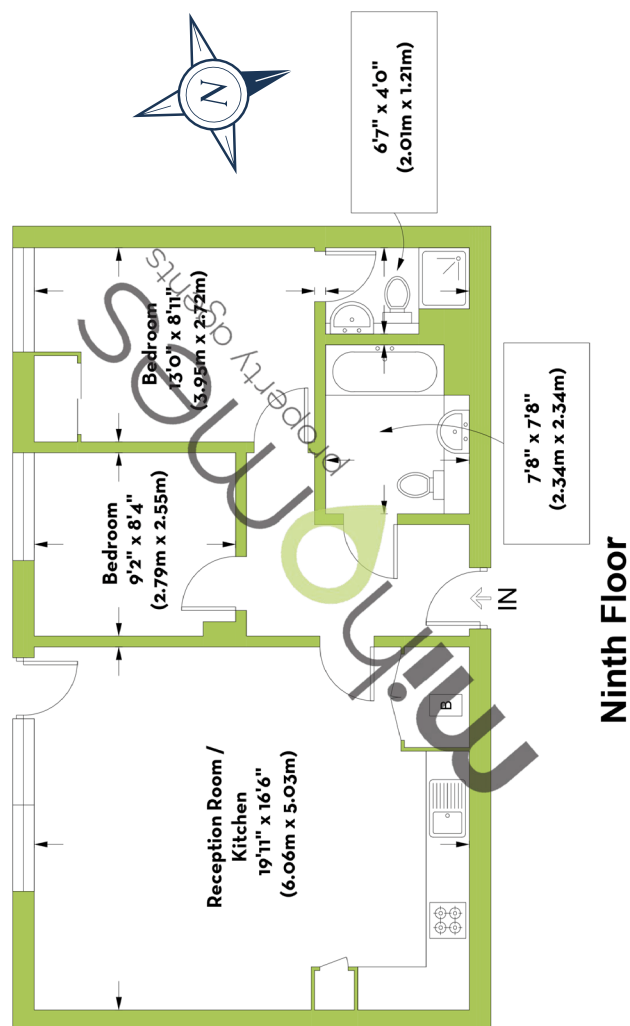
- Council Tax: Band D
- Epc Rating: B
- Leasehold: 241 Years Approx.
- Service Charge: £3,000pa
- Ground Rent: £382pa

## Property overview:

- 2 Bed
- 2 Bath
- 9th Floor
- Long lease – 241 Years approx
- Offered on a chain free basis
- Allocated gated parking
- Close to local amenities
- Within walking distance to Enfield Town station

### Pinnacle House, EN1

Approximate Gross Internal Floor Area  
693 sq ft / 64.4 sq m



*This plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1131814)*

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