



Flat 26 Pinnacle House, 6a Southbury Road, Enfield, EN1 1FY

Offers In Excess Of £270,000





## Flat 26 Pinnacle House, 6a Southbury Road, Enfield, EN1 1FY

Lanes are delighted to offer this fourth floor studio flat with separate sleeping area situated conveniently for Enfield Town rail station and multiple shopping facilities. The property benefits from a modern fitted kitchen, modern shower room, separate sleeping area, lift in block, Approx 239 year lease remaining and has the added incentive of being offered with no onward chain. Keys held - Internal viewing highly recommended.



### **Entrance**

Two radiators, spotlights, wood flooring, door to bathroom, open to lounge/bedroom.

**Lounge/Diner** 16'8" x 10'6" (5.08m x 3.20m)  
narrowing to 8'4" Double glazed window to rear aspect, radiator, television point, telephone point, spotlights, wood flooring, Juliet balcony, open to kitchen.

**Kitchen** 12'10" x 7'0" (3.91m x 2.13m)  
Units at base and eye level, sink and drainer unit with mixer tap, integrated electric hob and double oven with extractor fan over, integrated fridge/freezer and slim-line dishwasher, tiled flooring, breakfast bar, spotlights, radiator, double glazed window to rear aspect.

**Separate Sleeping Area** 10'4" x 8'11" (3.15m x 2.72m)  
(to fitted wardrobes) Fitted wardrobes, telephone point, spotlights, wood flooring.

**Shower Room**  
Shower cubicle, vanity wash hand basin, concealed low flush W.C, shaver point, spotlights, heated towel rail, door to utility cupboard housing plumbing for washing machine, part tiled walls, tiled flooring.

### **Lanes Enfield Town Estate Agent Reference No**

ET5147/AX/AX/AX/080424









432 sq.ft. (40.1 sq.m.) approx.

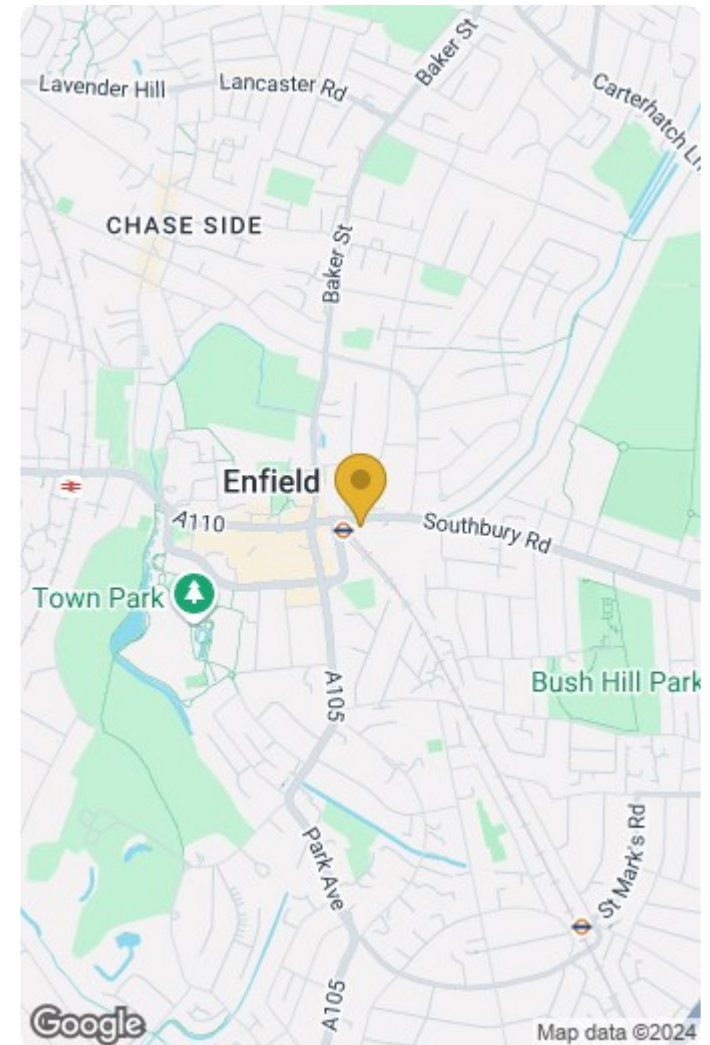


TOTAL FLOOR AREA: 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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