



Enfield Town Parking	
Genotin Road	CLOSE
Palace Exchange	397
Palace Gardens	364
Other car parks	164

Flat 33, Pinnacle House 6A Colman Parade, Southbury Road, Enfield, EN1 1FY

£265,000



Lanes

ESTATE AGENTS

Flat 33, Pinnacle House 6A Colman Parade, Southbury Road, Enfield, EN1 1FY

Welcome to Pinnacle House, a charming property located in the heart of Enfield Town. This delightful one-bedroom apartment offers a cozy open plan living kitchen, perfect for relaxing or entertaining guests. With lift access to the fifth floor, you can enjoy stunning views of the surrounding area from the comfort of your own home.

Boasting a generous 581 sq ft of living space, this property is ideal for individuals or couples looking for a convenient and stylish living space. The apartment is just a stone's throw away from excellent transport links, making it easy to explore the vibrant town of Enfield and beyond.

Don't miss out on the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the charm of Pinnacle House for yourself.



Hallway

Laminate wood flooring, radiator, spotlights, storage cupboard, airing cupboard and door leading to open plan lounge/kitchen.

Open Plan Lounge/Kitchen

Lounge Area 16'9" x 11'1"

Laminate wood flooring, double glazed window to rear aspect, spotlights, radiator, double glazed door leading to Juliette Balcony and access to:

Kitchen Area 9'4" x 7'9"

Eye and base level units with worktop surfaces, stainless steel sink with mixer tap and drainer unit, fitted electric cooker with extractor hood, integrated dishwasher and fridge/freezer, spotlights and tiled floor.

Bedroom 10'8" x 9'8" (3.25m x 2.95m)

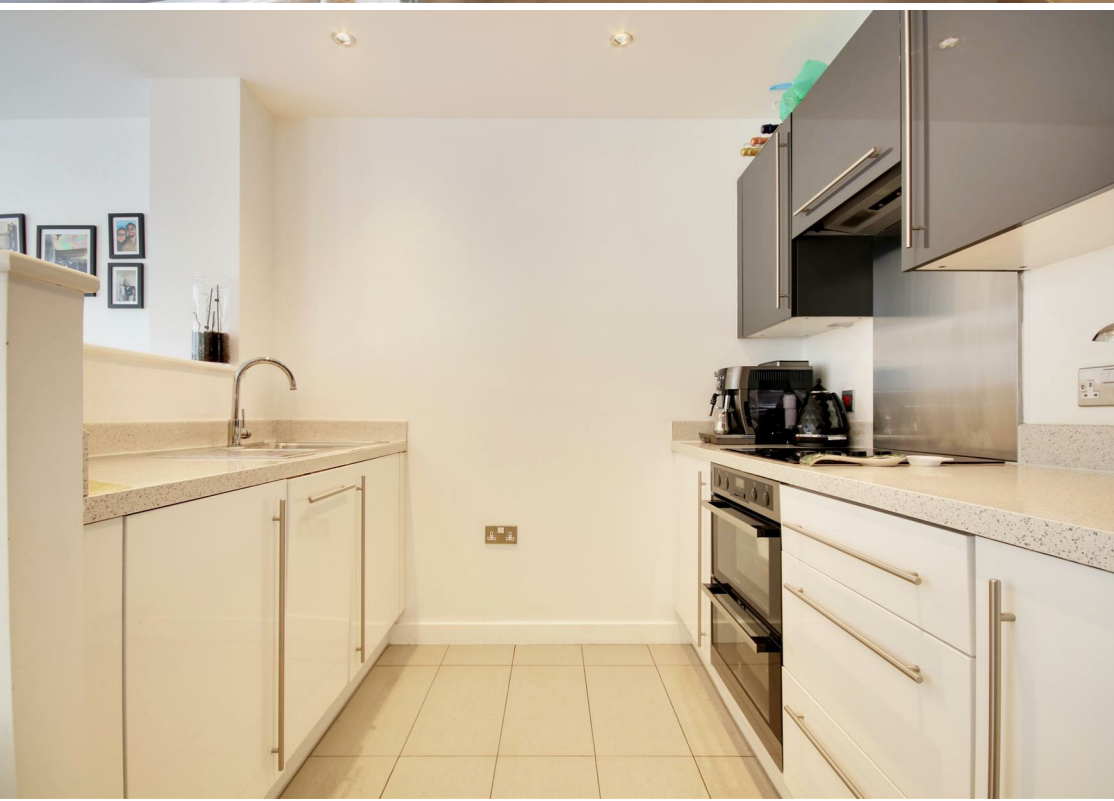
Double glazed window to rear aspect, fitted wardrobe, laminate wood flooring, radiator and spotlights.

Bathroom

Panel enclosed bath with mixer tap and wall mounted shower, sink with mixer tap, concealed low flush W.C, spotlights, tiled floor and part tiled walls.

Lanes Enfield Town Reference Number

ET5191/AX/AX/AX/300924





DREAM

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

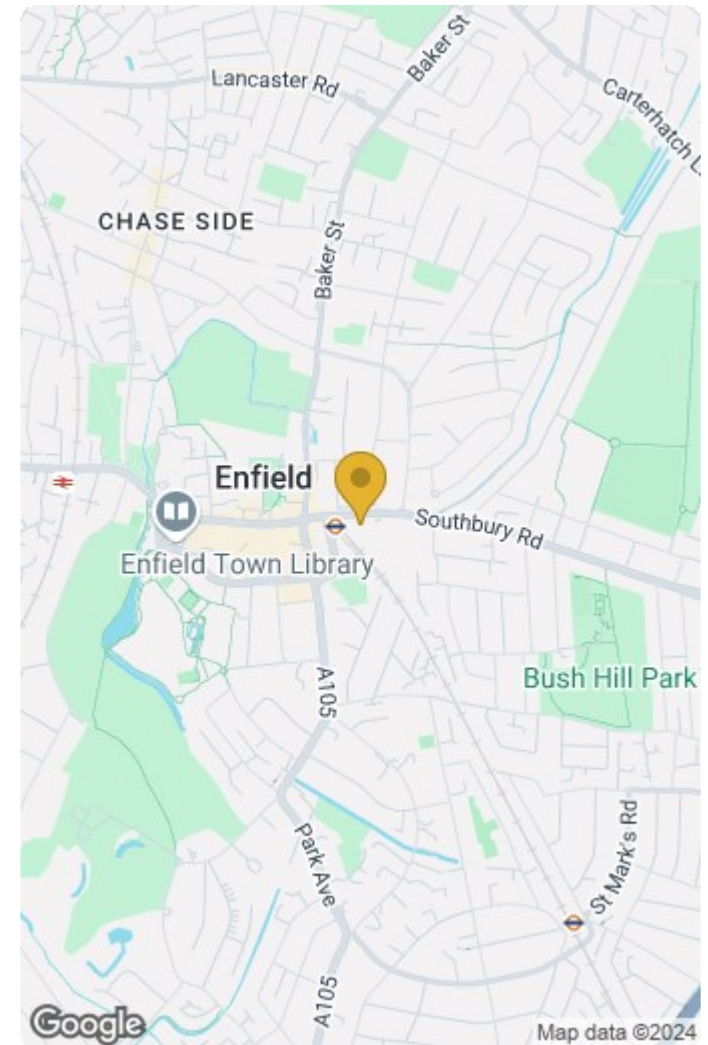


TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.

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) A		82	82
(81-91) B			
(69-80) C			
(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	

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