



PINNATA CLOSE, EN2 0EG



£365,000 Leasehold

- FIRST FLOOR PURPOSE BUILT APARTMENT
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- COMMUNAL GARDENS
- GATED ENTRANCE
- RECEPTION/DINING ROOM
- STYLISH BATHROOM
- PRIVATE BALCONY WITH WESTERLY ASPECT
- ALLOCATED PARKING

Property Details

Placed in the desirable area of Pinnata Close, Enfield, this charming first-floor purpose-built flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The reception and dining room is a welcoming space that seamlessly connects to a modern fitted kitchen, making it ideal for both entertaining guests and enjoying quiet evenings at home.

One of the standout features of this apartment is the lovely balcony, which boasts a westerly aspect. This outdoor space is perfect for soaking up the afternoon sun or enjoying a peaceful evening with a view. The stylish bathroom adds a touch of elegance, ensuring that your daily routines are both comfortable and enjoyable.

Additionally, the property benefits from allocated parking, providing convenience for residents with vehicles. Its prime location is a significant advantage, as it is situated close to Gordon Hill train station, offering excellent transport links for commuters and easy access to the wider area.

This flat presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Wih its appealing features and convenient location, this property is not to be missed.



Approximate Gross Internal Area 643 sq ft - 60 sq m



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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

