



Pinnata Close, Enfield, EN2 0EG

welcome to

Pinnata Close, Enfield

A stunning, bright and spacious top floor balcony apartment in this modern attractive development, within a short walking distance of Gordon Hill Rail Station (Moorgate Line) and local shops on both Chase Side and Lancaster Road. Enfield Town multiple shopping centre is approximately 1 mile away.

The beautifully kept accommodation features:-





Entrance Hall

Irregular Shaped Room x (x)
L Shaped with entryphone, cupboard housing wall mounted combination gas central heating boiler, plumbing for washing machine, separate storage cupboard.

Lounge

15' 6" x 13' 7" (4.72m x 4.14m)
Laminate floor, radiator, double glazed French windows to balcony, open planned to kitchen.

Kitchen

11' 7" x 6' (3.53m x 1.83m)
Comprehensively fitted in modern white units, comprising base units with worktops, inset one and half bowl stainless steel sink unit, inset ceramic hob with fume extractor hood over, built-in oven, integrated dishwasher and fridge-freezer, matching wall cabinets.



Bedroom One

13' 8" x 9' 10" (4.17m x 3.00m)
Fitted carpet, radiator.

En-Suite Shower Room / WC

Shower cubicle, low flush WC, bracket wash hand basin (white suite), ceramic tiled floor and walls.

Bedroom Two

9' 8" x 6' 9" (2.95m x 2.06m)
Fitted carpet, radiator.

Guests Bathroom / WC

Panelled bath with separate shower control, shower screen, bracket wash hand basin, low flush WC, ceramic tiled floor, heated towel rail, part tiled walls.

Communal Gardens

There are communal gardens to front and rear of the block.

Allocated Parking

The apartment enjoys one allocated parking space approached via remote controlled security double gates.



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Pinnata Close, Enfield

- Chain Free
- Large South Facing Balcony
- Modern Open Planned Kitchen
- En-Suite To Master Bedroom
- Separate Guests Bathroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£375,000



Please note the marker reflects the postcode not the actual property

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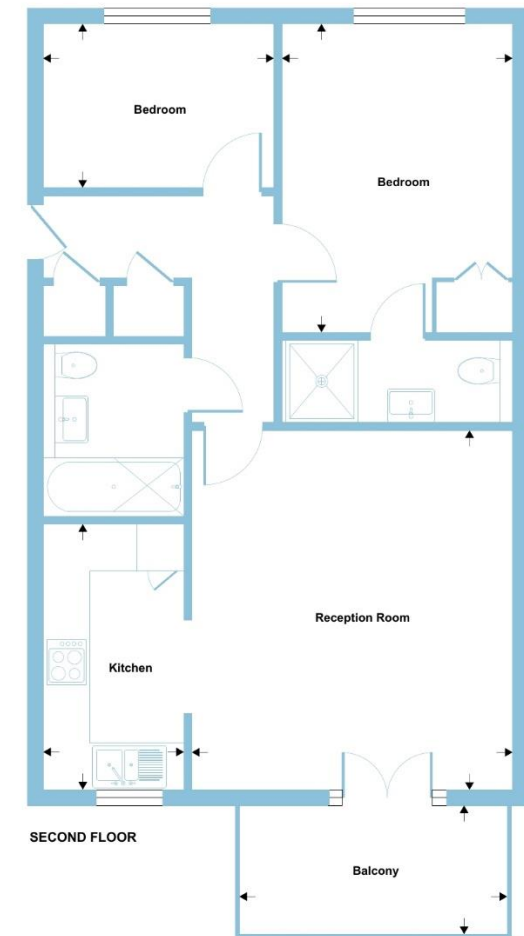
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Approximate Area = 655 sq ft / 60.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1112271



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