



Pinnacle House, Colman Parade, Southbury Road, Enfield, EN1 1FY

welcome to

Pinnacle House, Colman Parade, Southbury Road, Enfield

Delightful second floor, one bedroom balcony apartment situated in this popular location, just minutes from Enfield Town Rail Station (Liverpool Street Line), Palace Gardens Shopping Centre, parks, shops, restaurants and within easy access of greenbelt countryside and the A10 with its abundance of retail facilities.

The property is well presented throughout and has a balcony view over rooftops and beyond in an easterly direction and benefits from a lift service to all floors.



Entrance Hall

Wooden floor, double radiator, two double storage cupboards, one housing central heating boiler and electric meters.

Dual Aspect Lounge / Kitchen

19' 10" max x 13' 10" to extremes (6.05m max x 4.22m to extremes)

Wooden floor, two double radiators, sunken spotlights to ceiling, double glazed door to east facing balcony. The kitchen area comprises a full range of gloss white and dark grey wall and base cupboards, with one and half bowl stainless steel sink and drainer, inset to contrasting worksurface, integrated dishwasher, washing machine, fridge-freezer, double oven and grill, electric hob with extractor fan over.

**Bedroom**

11' 11" x 9' max (3.63m x 2.74m max)
Fitted carpet, double radiator, double built-in wardrobe cupboard, sunken spotlights to ceiling.

**Bathroom**

Modern fitted comprising low flush WC with concealed cistern, vanity wash hand basin, panelled bath with mixer tap and shower attachment, glass shower screen, part tiled walls, ceramic tiled floor, extractor fan, heated towel rail, shaver point, sunken spotlights to ceiling.



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Pinnacle House, Southbury Road, Enfield

- Long Lease
- Lift Service
- East Facing Balcony
- Modern Fitted Kitchen
- Chain Free

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2891.76

Ground Rent: 285.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2012.

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

£250,000



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Property Ref:

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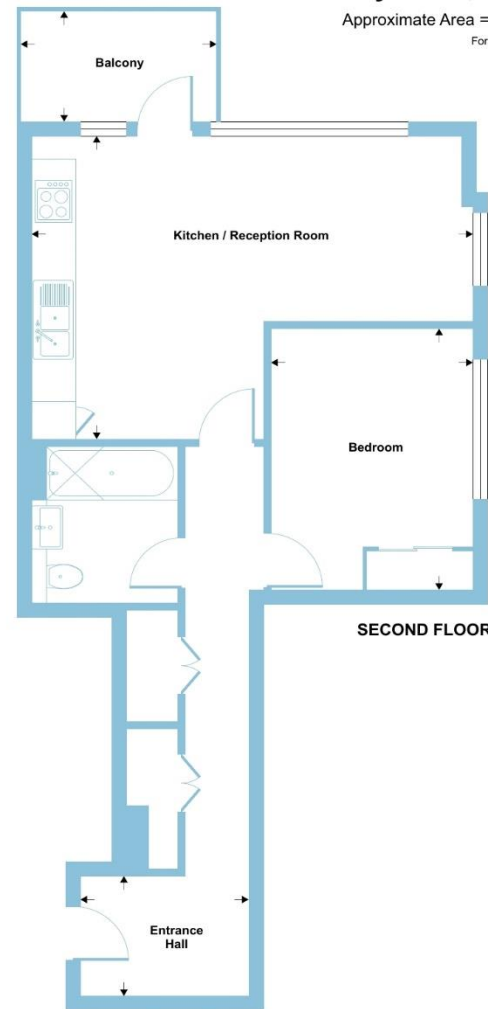
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Southbury Road, Enfield, EN1

Approximate Area = 522 sq ft / 48.4 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barnard Marcus. REF: 1304785



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Please note the marker reflects the postcode not the actual property