



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

welcome to

Pinnacle House, Colman Parade, Southbury Road, Enfield

Barnfields are delighted to offer for sale this fabulous seventh floor, two 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, has far reaching balcony views over rooftops and beyond and is offered on a chain free basis - must be viewed!



Communal Entrance

Via Coleman Parade with lift access to all floors.

Secure Entry

To Seventh Floor Landing, flat door opens to:-

Hallway

Laminate flooring, large double storage cupboard.

Open Planned Kitchen/Reception

19' 5" x 17' 3" (5.92m x 5.26m)

With modern fitted gloss wall and base units and toning worktops and upstands, sink and drainer, built-in double oven with induction hob, stainless steel splashback and extractor above, built-in fridge/freezer, washing machine and dishwasher, tiled floor, open plan to:-

Lounge Area

Laminate flooring, spotlights, radiator, floor to ceiling double glazed windows and door to:-

Enclosed Balcony

Wooden decked flooring, giving far reaching views across Enfield.

Bedroom One

12' 6" x 9' (3.81m x 2.74m)

Fitted carpet, double glazed window to front, built-in mirror fronted wardrobes, radiator, spotlights, door to:-

En-Suite

Step-in fully tiled shower unit, WC with concealed cistern, wall mounted hand basin, fully tiled walls and floor, chrome heated towel rail, spotlights.

Bedroom Two

8' 8" x 7' 8" (2.64m x 2.34m)

Fitted carpet, double glazed window to front, radiator, spotlights.

Bathroom

Panelled bath with shower over and glass screen, WC with concealed cistern, wall mounted hand basin, fully tiled walls and floor, chrome heated towel rail, spotlights.

Outside

Parking

A secure private allocated parking space accessed via gates from Coleman Parade.



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Pinnacle House, Colman Parade, Southbury Road

- Two Bedrooms
- Two Bathrooms
- Seventh Floor
- Balcony With Spectacular Views
- Lift Service

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2169.06

Ground Rent: 382.79

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

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

ENF105234 - 0003

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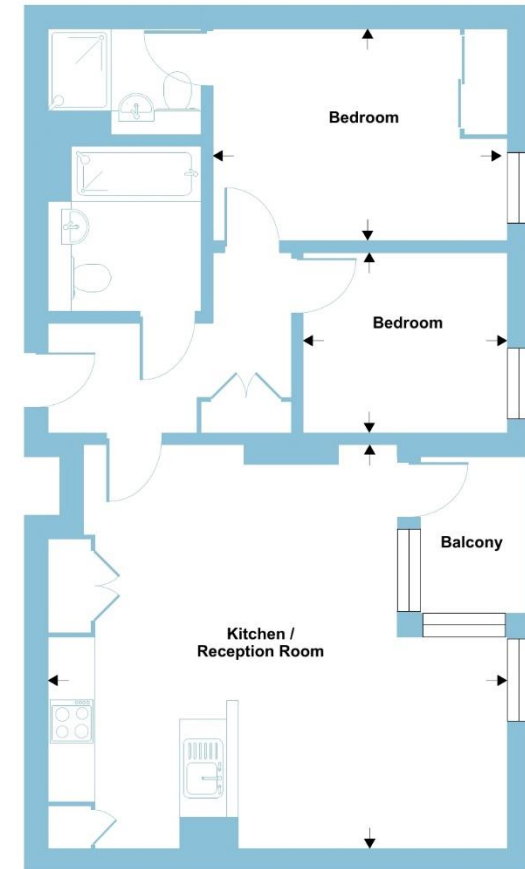
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Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



SEVENTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1340322



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