



MiHomes



FLAT 85

— PINNACLE HOUSE —



Spacious split-level apartment with private balcony and secure gated parking.

Guide price £375,000 – £400,000

A well-presented two-bedroom split-level apartment set within the sought-after Pinnacle House on Coleman Parade, offering approximately 897 sq ft of bright and versatile living accommodation arranged over two floors.



The property is thoughtfully laid out to create a distinct separation between living and sleeping spaces. The entrance level comprises a spacious hallway leading to two well-proportioned bedrooms and the main bathroom, creating a private bedroom floor away from the main entertaining areas.

Stairs rise to the upper level where the home opens into a generous living/dining room, providing an excellent central space for relaxing or hosting, with direct access to the balcony.

The separate kitchen is also located on this floor, making the upper level ideal for day-to-day living and entertaining. The split-level design gives the apartment a unique sense of space and a house-like feel rarely found in apartment living.

Further benefits include a private balcony, access to a secure gated parking area, and the property is offered to the market on a chain free basis, making it an attractive option for both owner-occupiers and investors alike.





Location

Pinnacle House is ideally located in the heart of Enfield, offering excellent access to a wide range of local amenities. Enfield Town provides an array of shops, cafés, restaurants, and supermarkets, making everyday living both convenient and enjoyable.

The area is also well known for its green spaces, with Enfield Town Park just a short walk away. This popular park offers attractive open green space, beautifully maintained gardens, open lawns, and recreational facilities, ideal for relaxing, exercising, or spending time outdoors. Additional nearby green areas further enhance the appeal, offering a balance between urban convenience and access to nature.

For commuters, Enfield Town railway station is conveniently close by, providing direct rail services into central London. The property also benefits from excellent road connections, with straightforward access to the A10, North Circular Road (A406), and M25 motorway, making travel across London and beyond particularly convenient.



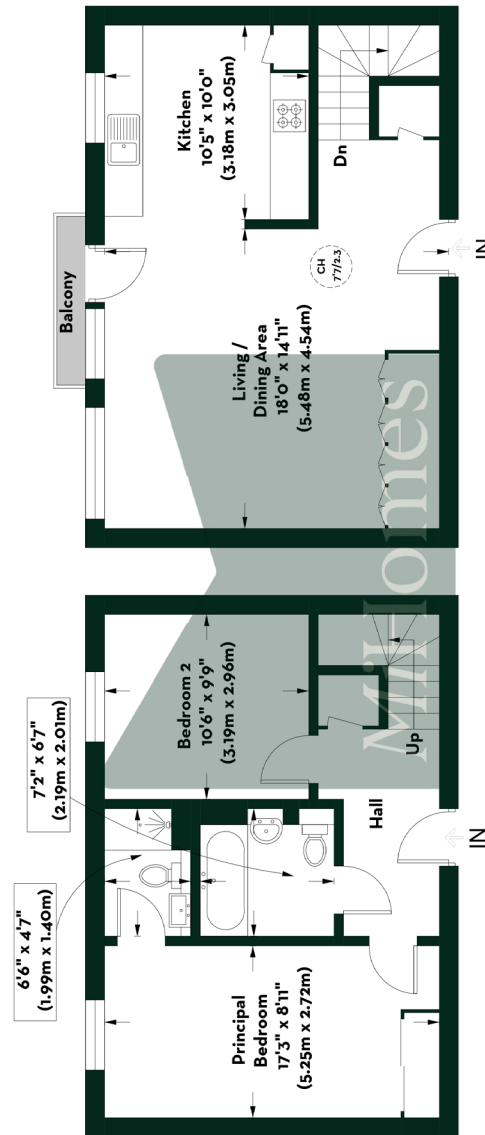
Floorplan:

Flat 85 Pinnacle House,
6 Coleman Parade,
Southbury Road, EN1 1FY

- Lease length: 237 years remaining
- Service charge: £2720pa
- Ground rent: £400pa
- EPC rating: C
- Council Tax Band: Band D
- Approx. Gross internal floor area:
897 sq.ft / 83.3 sq.m

Property overview:

- 2 bedroom
- 2 bathroom
- Split level top floor apartment
- Offered on a chain free basis
- Off street parking
- Open plan kitchen and living room
- Private balcony
- Long lease: 237 years
- Close to local amenities and greenery
- Just 250 ft to Enfield Town station



Twelfth Floor = 449 sq ft / 41.7 sq m

Eleventh Floor = 448 sq ft / 41.6 sq m



This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1300513)

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