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Pinnata Close, Enfield, EN2

£350,000

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Set within the secure, landscaped grounds of the sought-after Pinnata Close, this beautifully presented two bedroom first floor apartment offers light, space and effortless modern living all just a five minute walk from Gordon Hill station.

Behind the remote-controlled gates, you'll find a well-maintained low-rise development surrounded by communal gardens and residents parking. The apartment is accessed via a smart communal hallway and immediately impresses with its calm, neutral décor and excellent condition throughout.

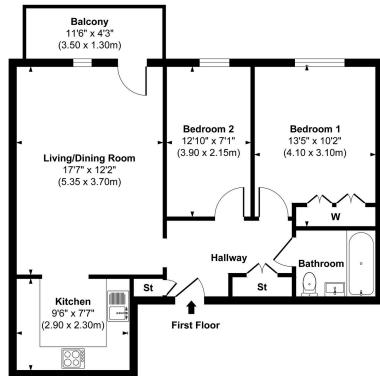
The real heart of the home is the generous open-plan living and kitchen space, measuring almost 20 sq ft. Flooded with natural light, this superb room easily accommodates both comfortable lounge seating and a full dining area perfect for entertaining, working from home or simply unwinding. French doors open onto a west facing balcony, creating a seamless indoor-outdoor feel and an ideal spot for evening drinks as the sun goes down.

The sleek kitchen is both stylish and practical, offering ample storage and generous worktops.

Both bedrooms enjoy peaceful green views and a quiet outlook, making them ideal for rest and relaxation. The main bedroom benefits from fitted wardrobes, while the contemporary bathroom is finished with modern tiling, a wall-hung basin, heated towel rail and large mirror.

Additional highlights include wood flooring, double glazing, gas central heating and your own allocated parking space.





Approx. Gross Internal Floor Area 643 sq. ft / 60.76 sq. m.
 This floorplan is intended for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale.
 Exact dimensions should be independently verified.



- ***PLEASE QUOTE
REFERENCE - DG1277***
- Two double bedroom
apartment
- Small gated development
- First Floor
- Bathroom
- Private south west balcony
- Allocated parking
- 5 minute walk to Gordon Hill
Station
- Bike Storage
- EPC B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	