



Pinnacle House, Coleman Parade, Southbury Road, Enfield, EN1

Available

£2,250 Per month (Available from 1st July 2026, Furnished/unfurnished)





Baker and Chase are delighted to present this outstanding split level 11th and 12th floor penthouse apartment, south facing, with amazing views, in a modern purpose built development in the heart of Enfield Town, Pinnacle House EN1. Complete with an allocated parking space. Available 1st July 2026.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £67,500pa +

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Baker and Chase are delighted to present this outstanding split level 11th and 12th floor penthouse apartment, with amazing views, in a modern purpose built development in the heart of Enfield Town, Pinnacle House EN1.

This centrally located apartment, built around 12 years ago is situated over 2 floors, and is offered with a range of benefits which include, on upper floor level, a bright and spacious south facing lounge with plenty of windows, south facing balcony and modern fully fitted kitchen equipped with a range of brand named integrated appliances including a washer dryer and a compact dishwasher.

On the lower floor level there is an entrance hallway with built in storage, modern fitted family bathroom with a bath plus a shower attachment, 2 good sized bedrooms. The master bedroom includes an en suite shower room/wc, plus fitted wardrobes.

Other features include a video entryphone entry system powered by 'Telguard' and lift service to all floors. Gas central heating and double glazing. The amazing apartment also comes with an allocated gated parking space.

The developments location is outstanding being just moments from Enfield Town Overground Train Station which offers a direct service to London Liverpool Street and London's Oxford Street (via Seven Sisters, Victoria Line) in approximately 30 minutes. Enfield Town shopping centre is also on your doorstep which includes popular shops like Marks & Spencers.

Offered furnished/part furnished and is available 1st July 2026.

For further details or to arrange your viewing, please contact our office.

Exterior

Lounge

Wooden front door leading to

Lounge

Wood flooring, ceiling spots, 3 x radiators, shelving, 3 x built in storage cupboards, 3 x dg to rear, dg door leading to south facing balcony. Amazing views. Door to storage cupboard housing boiler. Stairs leading down to lower level.

Furniture

Sofa, wooden dining table and 4 chairs.

Kitchen

Wood flooring, ceiling spots, dg to rear, range of gloss wall and base units, worktops, sdssu with mixer tap, filtered water tap, integrated Electrolux dishwasher, integrated AEG washer dryer, integrated Indesit fridge freezer, built in Electrolux electric hob, stainless steel splashback, extractor hood over, built in Electrolux double oven. Wooden shelving.

Lower level

Wooden front door leading to

Entrance hallway

Fitted carpet, ceiling spots, built in cupboard, door to

Family bathroom

CTF, ceiling spots, wm chrome heated towel rail, low flush wc, tiled enclosed whb, wall mirror, panel enclosed bath with mixer tap, shower attachment, further riser rail with rain shower head, shower screen, partly tiled walls.

Bedroom 1

Fitted carpet, drad, ceiling spots, 2 x dg to rear, curtain rail and curtain, built in wardrobe with mirror fronted sliding doors, door to





En suite shower room

CTF, ceiling spots, wm chrome heated towel rail, low flush wc, recess above with glass shelving, tiled enclosed whb with wall mirror, walk in shower cubicle with sliding door, partly tiled walls.

Bedroom 2

Fitted carpet, drad, ceiling spots, dg to rear, door to built in storage cupboard.

Allocated parking space

Allocated parking space. Gated. 121 space. Disabled space.

Disclaimer

Lettings Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or







services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

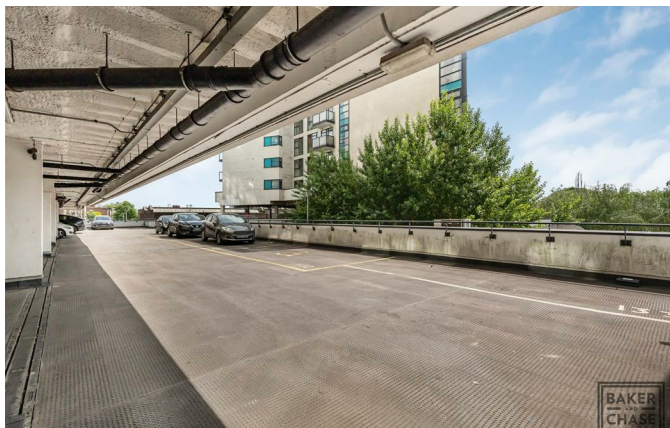
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



Approximate Gross Internal Area 856 sq ft - 80 sq m

Eleventh Floor Area 428 sq ft – 40 sq m

Twelfth Floor Area 428 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D / Deposit

~~Required: 68,586~~