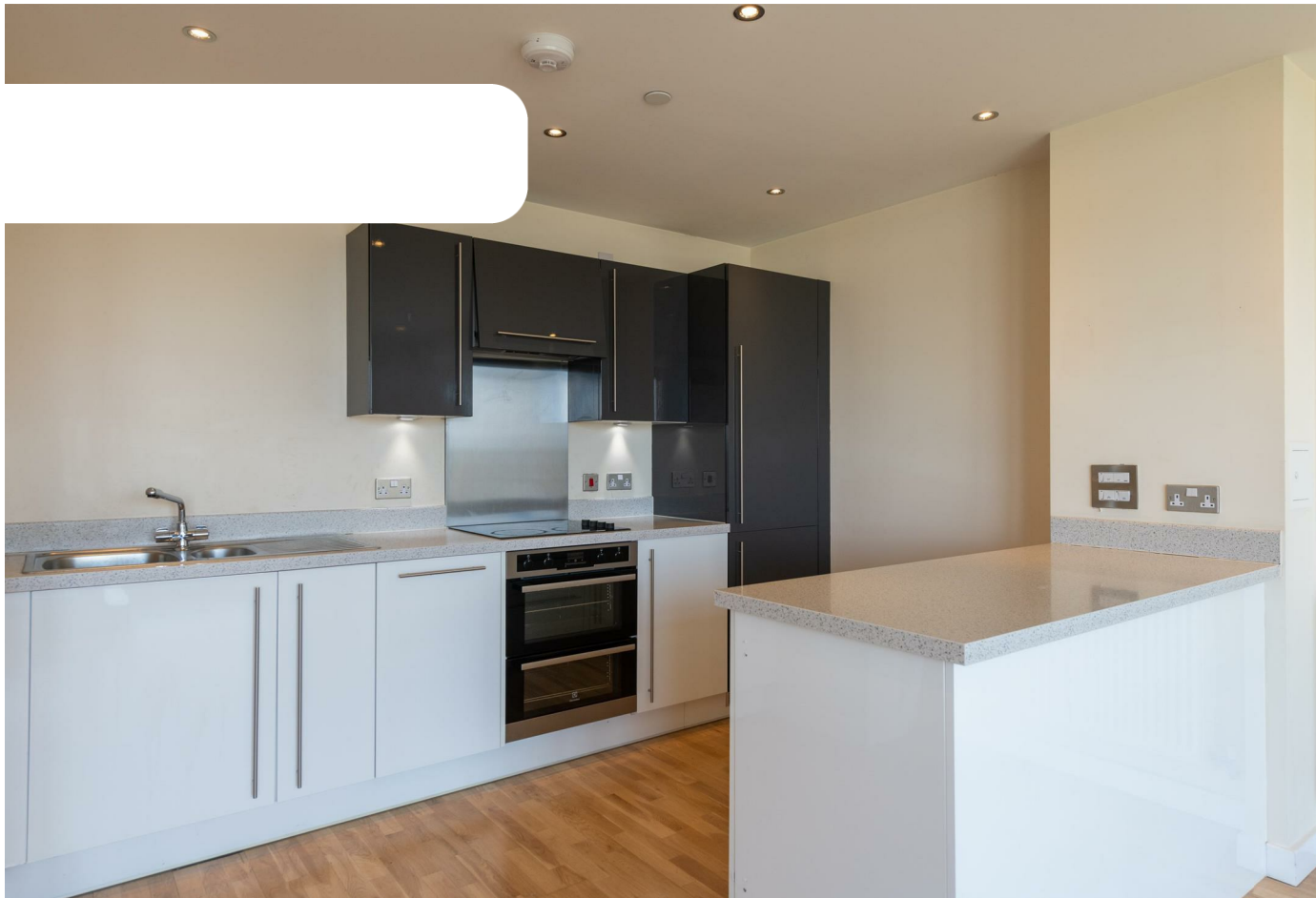




Flat

# FLAT 56, PINNACLE HOUSE 6A SOUTHBURY ROAD, ENFIELD, EN1 1FY

Per Month

**£1,750**

## FEATURES

- Two bedroom
- Bathroom
- En suite
- Allocated parking
- Kitchen / Lounge
- Balcony
- Lift
- Close to station



**RASH & RASH**

# 2 Bedroom Flat located in Enfield

Call us on

**02088822828**

[info@rashandrash.com](mailto:info@rashandrash.com)

<https://www.rashandrash.com/>

**Council Tax Band**

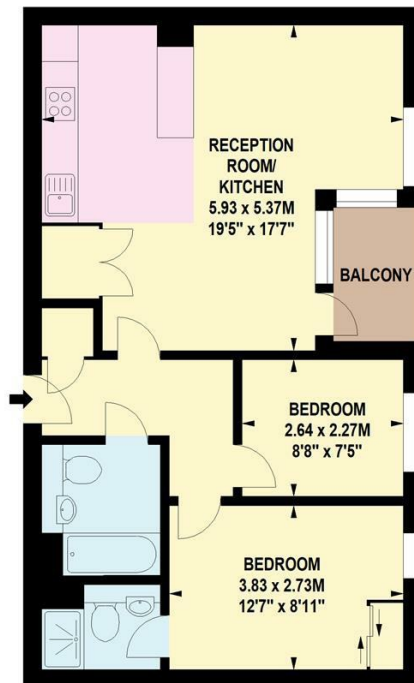
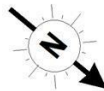
**D**

Two bedroom apartment on the eighth floor of this modern purpose built block located in the centre Enfield Town.

The property is in good condition throughout and affords a balcony, entrance phone system with an EPC rating of C.

The property also come with an allocated parking space in the gated area behind the block. Ideally located within 100M of Enfield Town overground station (Liverpool St).

PINNACLE HOUSE,  
COLMAN PARADE, EN1  
Approx. Gross Internal Area  
635 Sq Ft - 58.99 Sq M



EIGHTH FLOOR

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      | 73                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**RASH & RASH**