



MiHomes



FLAT 75  
– PINNACLE HOUSE –

# Generous two bedroom home with exceptional natural light, a perfect blend of comfort, style and convenience.

Guide price: £350,000

Positioned on the tenth floor of the ever-popular Pinnacle House, this impressive two-bedroom apartment offers bright, well-balanced living space in the heart of Enfield.



The property features a spacious open-plan reception room and modern kitchen, thoughtfully designed for both everyday living and entertaining, with direct access to a private balcony enjoying elevated, far-reaching views.

Large, near floor-to-ceiling windows flood the apartment with natural light, enhancing the sense of space throughout. Both bedrooms are generously proportioned, with the principal bedroom benefiting from excellent built-in storage and comfortable dimensions, while a contemporary bathroom and additional storage within the welcoming entrance hallway add to the practicality of the home.

The building offers lift access and secure entry, making this an ideal purchase for first-time buyers, professionals, or investors seeking convenience and style in a prime Enfield Town location.





## Location

Pinnacle House enjoys a prime location in the heart of Enfield Town, offering residents the perfect blend of urban convenience and green open spaces. Just moments from your doorstep, you'll find a wide variety of high street shops, independent boutiques, supermarkets, cafés, and restaurants, making day-to-day living incredibly convenient.

The popular Palace Gardens Shopping Centre and a number of well-regarded local schools are also close by. Enfield Town Park is just a short stroll away, providing a peaceful setting for walks, picnics, or morning runs, and there's no shortage of further green spaces nearby for families and nature lovers.

Enfield Town Station is within easy walking distance, offering fast and direct services into London Liverpool Street in around 30 minutes, perfect for city commuters. For drivers, the A10, A406, and M25 are all easily accessible, ensuring excellent road connectivity across London and beyond.

With its vibrant community, strong transport links, and access to both retail and recreation, this is an ideal location for professionals, families, and anyone seeking a well-connected lifestyle in North London.



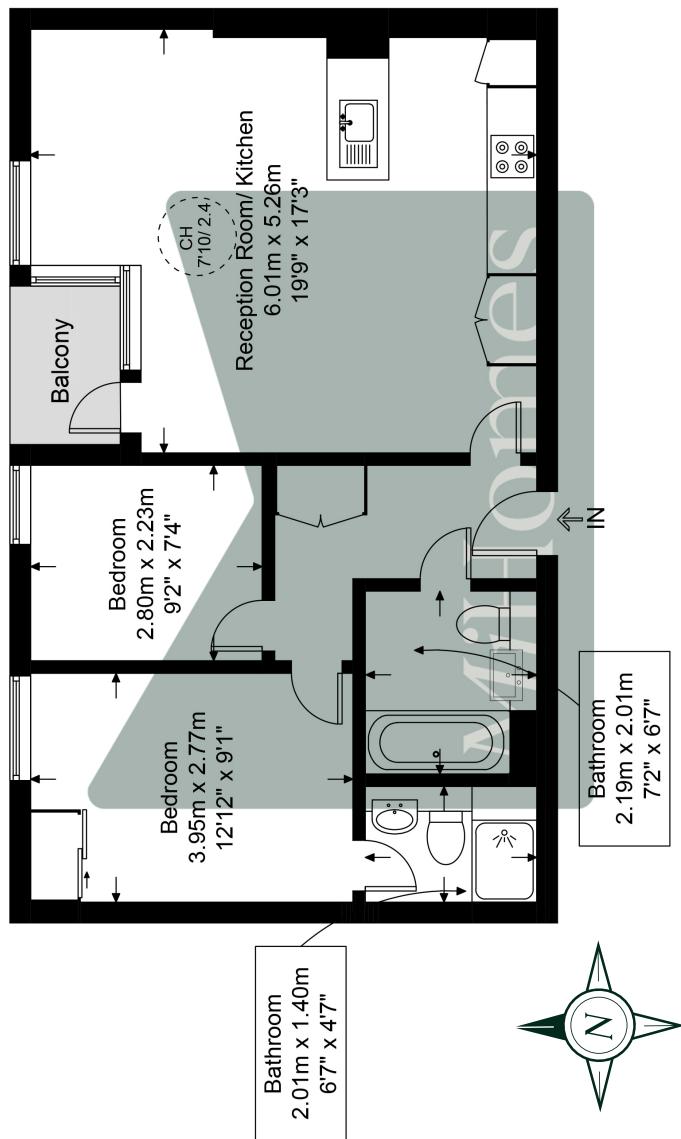
## Floorplan:

Flat 75 Pinnacle House,  
6a Colman Parade,  
Southbury Road, EN1 1FY

- Leasehold: 237 years approx.
- Service charge: £2,162.72 pa
- Ground rent: £530 pa
- EPC rating: TBC
- Council Tax Band: Band D
- Approx. Gross internal floor area:  
663 sq.ft / 61.62 sq.m

## Property overview:

- Open plan kitchen and living room
- 2 bedroom, 2 bathroom
- Exceptional views across London
- Chain free
- Within walking distance to Enfield Town Park
- Private balcony
- Close to local amenities and greenery
- Allocated gated parking space
- Easy access to A10, A406 & M25



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.

## 5 Reasons you can trust us to secure your new home:

- 01 Dedicated whatsapp group for effective sales progression
- 02 Low fall through rate (just 8%) compared to a national avg. of over 35%
- 03 An average of 9 weeks between sale agreed and completion
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