



MiHomes

64

— PINNACLE HOUSE —

International

 **DIRECT**

Food Centre

FAKIN

PHARMACY

Spacious ninth-floor Pinnacle House flat with balcony, gated parking, and stunning views.

Two bedroom property. Guide price £375,000 - £400,000

Set on the ninth floor of the sought-after Pinnacle House, this bright and spacious two-bedroom, two-bathroom apartment spans approximately 977 sq ft and offers exceptional living in the heart of Enfield.



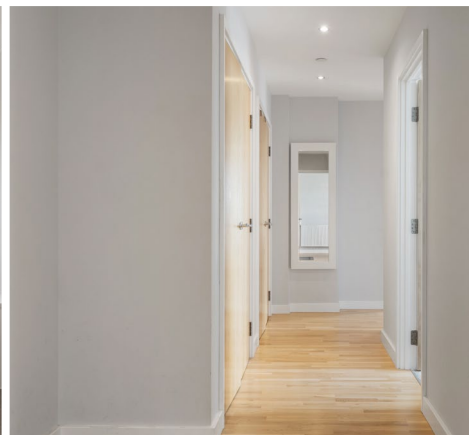
Designed with comfort and practicality in mind, the layout includes a generous open-plan reception room and kitchen, which opens directly onto a private balcony, perfect for enjoying the far-reaching views across the surrounding area.

The flat enjoys excellent natural light throughout, with large windows, almost floor to ceiling in height, bringing in sunlight from multiple angles and enhancing the sense of space.

The principal bedroom is particularly impressive, offering an exceptionally generous footprint, ideal for those seeking more room to relax or work from home. It also benefits from a sleek en-suite shower room, while a modern main bathroom serves the second bedroom and guests.

A spacious entrance hallway connects all rooms and includes a useful built-in storage cupboard, ideal for coats, shoes or general household items. The property is accessible via a lift and further benefits from a secure, gated allocated parking space.





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.



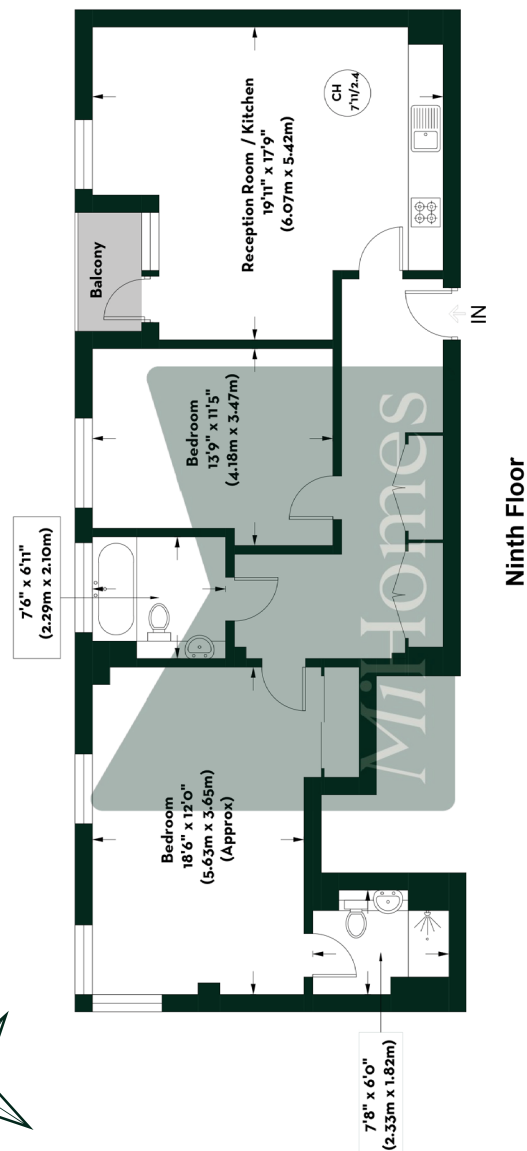
Floorplan:

64 Pinnacle House, 6a Colman Parade, EN1 1FY

- Leasehold: 237 years approx.
- Service charge: £3,000pa
- Ground rent: £382pa
- Council tax: Band E
- Epc rating: B
- Approx. Gross internal floor area: 977 sq.ft / 90.8 sq.m

Property overview:

- 2 bedroom
- 2 bathroom
- Private balcony
- Allocated gated parking space
- Open plan kitchen living room
- 9th floor
- Exceptional views across London
- Within walking distance to Enfield Town station
- Close to local amenities and greenery
- Easy access to A10, A406 & M25



This plan is for layout purposes only, not drawn to scale unless stated. window and door openings 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: 1228415)

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
- 04 Outstanding client service (4.9/5 stars from over 470 google reviews)
- 05 Over 80% of generated business solely via recommendations

We would love to help you make this dream a reality. Let's talk.



020 7323 9574



hello@mi-homes.co.uk



9 Onslow Parade, Hampden Square, Southgate, N14 5JN



mihomespropertyagents



mihomes



mi.homes