



Pinnacle House, Colman Parade, Enfield, EN1 1FY

welcome to

Pinnacle House, Colman Parade, Enfield

A superb and spacious tenth floor one bedroom apartment with stunning balcony views to The City, in this sought after development, adjacent to Enfield Town Rail Station (Liverpool Street Line) and Enfield Town shopping centre.

The bright and spacious accommodation is beautifully presented.





Spacious Entrance Hall

Laminate floor, radiator, two extremely deep storage cupboards, one with ventilation unit, one housing gas central heating boiler and plumbed for washing machine, ceramic tiled floor, radiator.

Kitchen / Living Room

19' 9" x 18' 9" to extremes (6.02m x 5.71m to extremes)

Dual Aspect.

Laminate floor, two radiators, wonderful views, large casement door to balcony. The kitchen area is beautifully and comprehensively fitted in modern white units, comprising base units with worktops, inset one and half bowl stainless steel sink unit, inset ceramic hob unit with fume extractor hood over, built-in oven, matching wall cabinets, fridge-freezer, dishwasher.



Bedroom

13' x 9' 2" (3.96m x 2.79m)

Fitted carpet, radiator, double built-in mirrored wardrobes.

Bathroom / WC

Panelled bath with separate shower control, shower screen, bracket wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail, part fully tiled walls.

Outside

There is one allocated parking space accessed via secure private gates.



view this property online barnfields.co.uk/Property/ENF106146





welcome to

Pinnacle House, Colman Parade, Enfield

- Very Spacious Dual Aspect Kitchen / Living Room
- Good Sized Double Bedroom
- Large Storage Cupboards
- Large Balcony With Views
- Long Lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2152.00

Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Aug 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



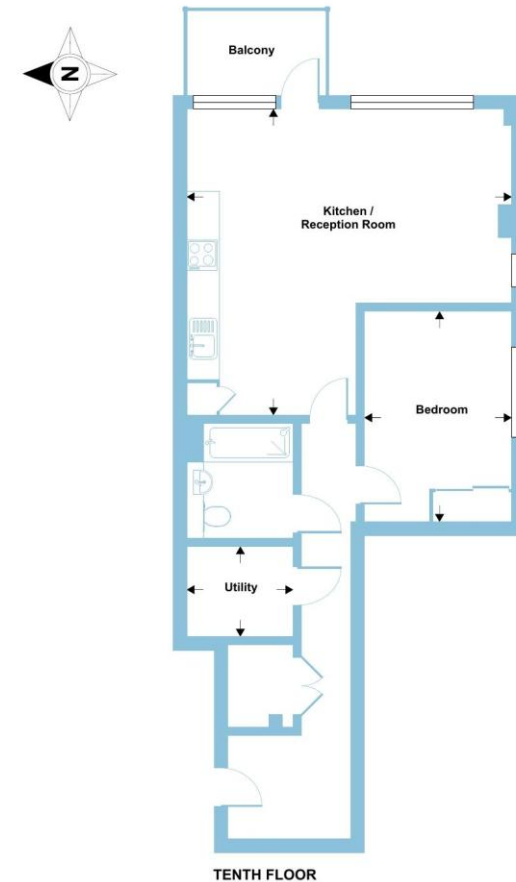
Please note the marker reflects the postcode not the actual property



Colman Parade, Southbury Road, Enfield, EN1

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1502815

barnfields

check out more properties at barnfields.co.uk



Property Ref:
ENF106146 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk