



Southbury Road, EN1 1FY
Enfield

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Occupying a sought after tenth floor position within the highly desirable Pinnacle House development, this impressive studio apartment offers stylish contemporary living in the heart of Enfield Town, complemented by spectacular views towards the iconic Central London skyline. Benefiting from lift access to all floors, this superb property presents an excellent opportunity for first time buyers or investors seeking a well connected & low maintenance home.

The accommodation comprises a spacious and versatile living/sleeping area, enhanced by a stunning floor to ceiling double glazed window which allows an abundance of natural light to flood the apartment, creating a bright & inviting living space. A separate stylish fitted kitchen features integrated appliances & is complemented by a large storage cupboard, offering excellent flexibility with potential use as a utility area. A well maintained three piece shower room completes the accommodation.

Further benefits include gas central heating & the advantage of a long lease with approximately 236 years remaining.

Ideally positioned for town centre living, the property is just moments from vibrant Enfield Town Centre, offering an impressive selection of restaurants, cafés, bars & retail destinations, including popular high street names such as M&S, Next, JD & River Island. Commuters will appreciate the convenience of Enfield Town Station, located approximately 0.1 miles away, providing direct rail links into Liverpool Street Station in around 30 minutes, together with excellent local bus connections.

For those travelling by car, the property benefits from easy access to the A10, providing direct links to major road networks including the M25 & A406, ensuring excellent

Offers In The Region Of £215,000



- Chain Free
- Lift Access
- A Well Maintained Three Piece Shower Room Suite, Finished to a Good Standard
- Beautifully Illuminated by Natural Light, Courtesy of a Striking Floor to Ceiling Double Glazed Window in the Living/Sleeping Area
- Located 0.1 Miles From Enfield Town Station Providing Access into Liverpool Street Station in Approximately 35 Minutes
- An Modern Tenth Floor Studio Apartment Enjoying a Prime Position in the Heart of Enfield Town
- A Separate Stylish Fitted Kitchen Featuring a Large Storage Cupboard, Ideal For Use as a Utility Space
- Enjoying the Benefit of a Substantial Lease Term, with 236 Years Remaining
- Gas Central Heating and Security Entry Phone System
- Enjoying a Prime Location Just a Short Stroll From Enfield Town Centre, with its Wide Variety of Dining Options and High Street Amenities



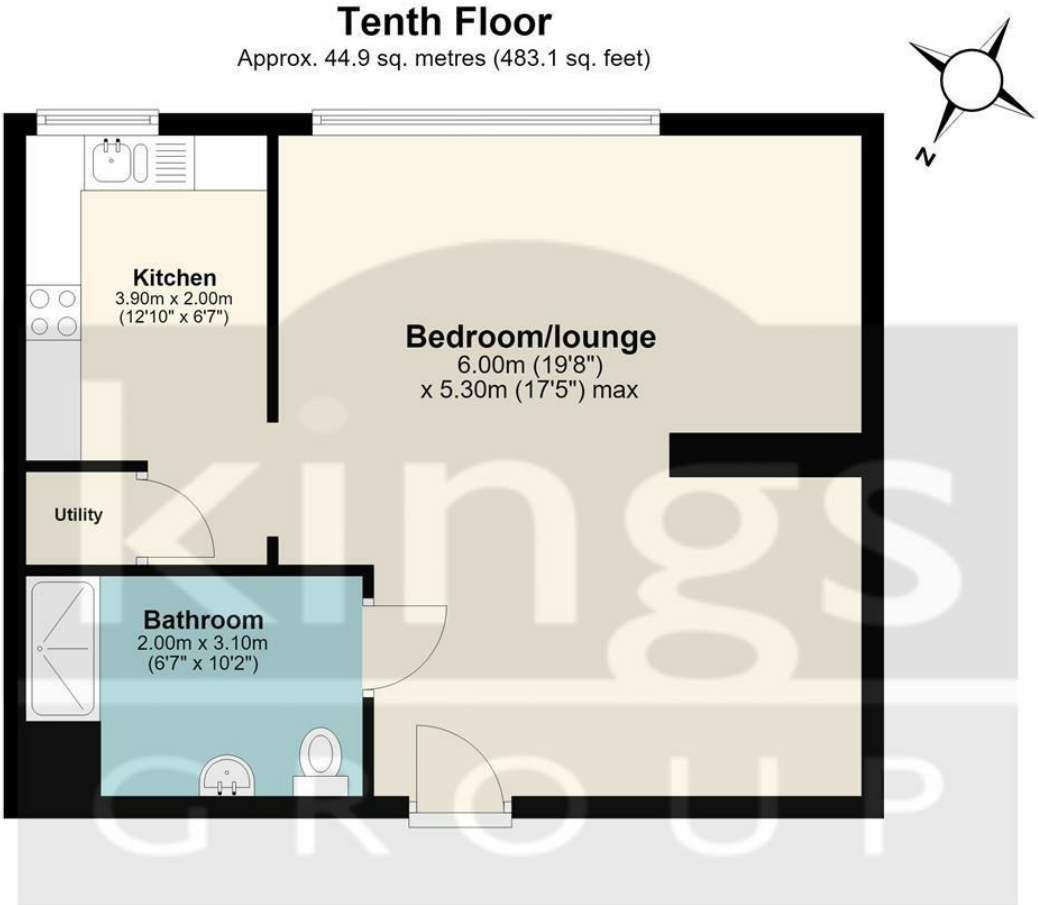


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 44.9 sq. metres (483.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Pinnacle House

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures 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 the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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