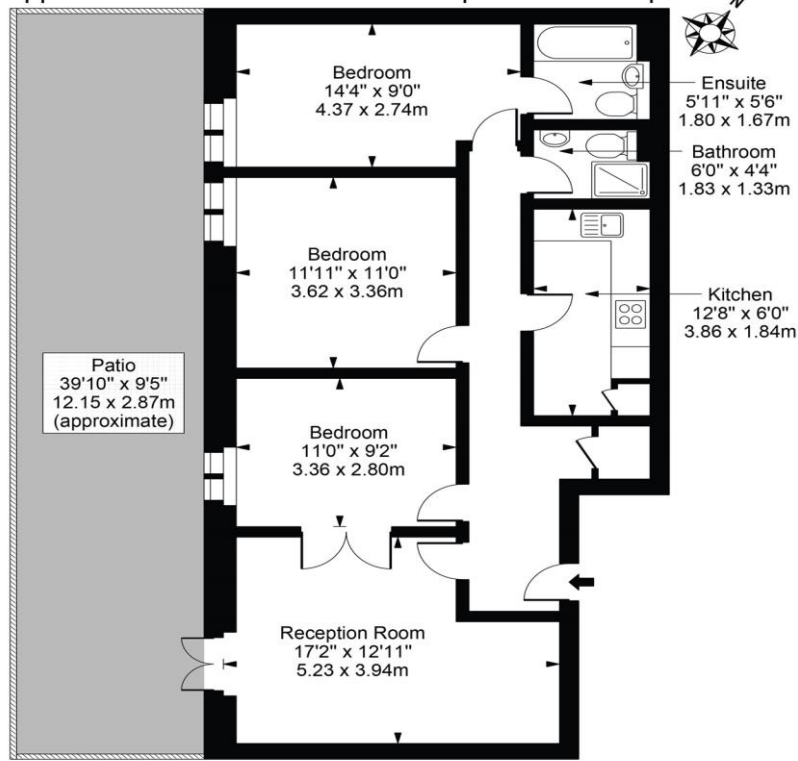




Princess Park Manor, Royal Drive, London, N11 3FS

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Approx. Gross Internal Area 863 Sq Ft - 80.14 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

welcome to Princess Park Manor, Royal Drive, London

- Two Bedroom Period Converted
- Two Bathrooms (One En-Suite)
- Private Garden

- Allocated Parking Space
- Sold Chain Free

Tenure: Leasehold

EPC Rating: C

Council Tax: F

Ground Rent: £250 pa

Service Charge: £4,500 pa

£650,000



Set on the ground floor within this prestigious converted period building in the heart of Friern Barnet is this three bedroom home. Externally this residence has large landscaped communal gardens and one allocated parking space.

Set within this stunning development Princess Park Manor situated only moments from New Southgate Station is this luxurious 3 bedroom ground floor apartment. This high-spec spacious home comprises of three good-sized bedrooms with fitted wardrobes, separate kitchen, large lounge/ dining area and two fitted bathrooms (one en-suite). The property is well laid out, thoughtfully designed and benefits from a tranquil private garden which can be used for outdoor dining. The built-in appliances and fittings in the kitchen are finished to a high standard. There is one allocated space and communal gardens which can be enjoyed by the residents. New Southgate Train Station is located 0.3 miles & Arnos Grove Tube Station located 0.7 miles away.

view this property online [barnardmarcus.co.uk/Property/NFY107534](https://www.barnardmarcus.co.uk/Property/NFY107534)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1999. Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

NFY107534 - 0003

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.



barnard marcus



020 8446 4143



NorthFinchley@barnardmarcus.co.uk



814 High Road, North Finchley, LONDON, N12 9QY



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)