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East Wing Royal Drive, London N11

£2,000 FOR SALE

Flat - Conversion

2 1 2



East Wing Royal Drive, London N11 £2,000 Per

Description

A bright and spacious two-bedroom apartment set within the highly sought-after and characterful Princess Park Manor development.

This well-presented property features a generous reception room, a sleek fully integrated contemporary kitchen, two well-proportioned bedrooms — including a master bedroom with en-suite — and a modern family bathroom. The apartment is surrounded by beautifully landscaped communal gardens and includes an allocated off-street parking space.

Residents benefit from exceptional on-site amenities, including a private health and fitness club with a swimming pool and tennis courts.

Conveniently located just a 5-minute walk from New Southgate Station (National Rail), and within easy reach of Arnos Grove and Bounds Green (Piccadilly Line) underground stations, offering excellent transport links into Central London and beyond.

Key Features

- Off street parking space
- Gym and health club

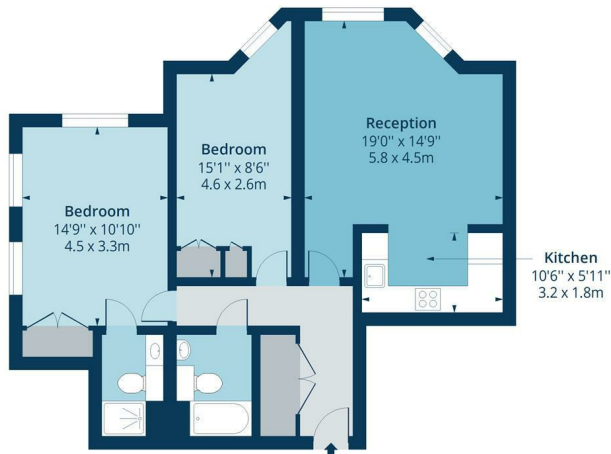
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Barnet
Local Authority E
Council Tax



Floorplan

Princess Park Manor, N11

Approx. Gross Internal Area 830 Sq Ft - 77.11 Sq M



Third Floor

Floor Area 830 Sq Ft - 77.11 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.