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*trustworthy
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accessible
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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

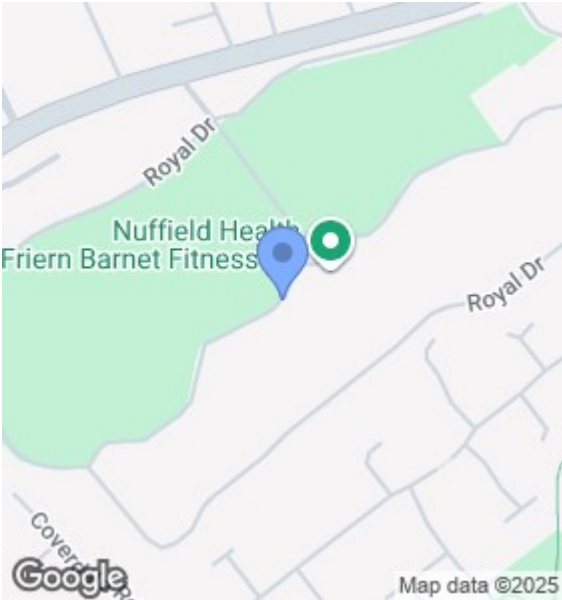
A bright and spacious two-bedroom apartment set within the highly sought-after and characterful Princess Park Manor development.

This well-presented property offers a generous reception room, a sleek fully integrated contemporary kitchen, two well-proportioned bedrooms including a master with en-suite, and a modern family bathroom.

Surrounded by beautifully landscaped communal gardens, the apartment also benefits from an allocated off-street parking space. Residents enjoy exclusive access to on-site leisure facilities including a private gym, swimming pool, and tennis courts.

Key Features

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



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.