

Princess Park Manor

London, N11 3FR

Asking price £850,000 Leasehold - share of

STATONS

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Bedrooms 4 | Bathrooms 3 | Receptions 2





194 Princess Park Manor
London,
N11 3FR



A stunning grade II listed split-level apartment situated on the first floor of this renowned Victorian building and set within 30 Acres of mature communal garden.

The property is organised over two floors with two fantastic reception areas a further, four bedrooms (two with en suite bathrooms), open plan super room with modern fitted kitchen with granite worktops and tiled floor, dining and living area, utility room and a spacious family shower room.

The first floor includes a stunning mezzanine area which gives the apartment a very bright and airy feel.

The apartment benefits from the high vaulted ceilings and is kept in fabulous condition, it offers spacious and well-proportioned accommodation throughout.

Royal Drive is a superb location offering on site amenities including a gym (subject to annual contract), tennis courts and communal parking. A selection of shops, bars and restaurants are within easy reach and New Southgate overground station and Arnos Grove underground (Piccadilly Line) are close by with a courtesy coach service running from the development.





Approx. Gross internal floor area 1891 SQFT / 175.6 SQM (Excludes Voids)
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Energy Efficiency Rating		Current	Potential
105-155	A		
80-104	B		
65-79	C	77	82
50-64	D		
35-49	E		
20-34	F		
1-19	G		

Not energy efficient - higher running costs
 EU Directive 2002/91/EC

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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