



Royal Drive London N11

£2,500 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*Located within the prestigious Princess Park Manor development in Friern Barnet this contemporary apartment boasts three double bedrooms, two bathrooms (one en suite) and 24 hour security.*

Two Bathrooms | Three double bedrooms | Courtesy on site coach | 24 hour security | Allocated parking  
| Available now.

### Description

Located within the prestigious Princess Park Manor development in Friern Barnet this contemporary apartment boasts two double bedrooms, three bathrooms (one en suite) and 24 hour security.

### Furnishing

Unfurnished

### Situation

Princess Park Manor is a landmark well known residential development set in 30 acres of parkland and has 24 hour security and an on site gym and pool (separate membership fees apply). Nearby stations at New Southgate and Arnos Grove provide swift access into the City and West while additional open green spaces at Friary Park, Arnos Park and Broomfield Park are all in the vicinity. There are numerous places to eat, shop and drink at nearby Friern Barnet and Southgate.



Exterior



Exterior

### Hamptons Muswell Hill Lettings

256 Muswell Hill Broadway

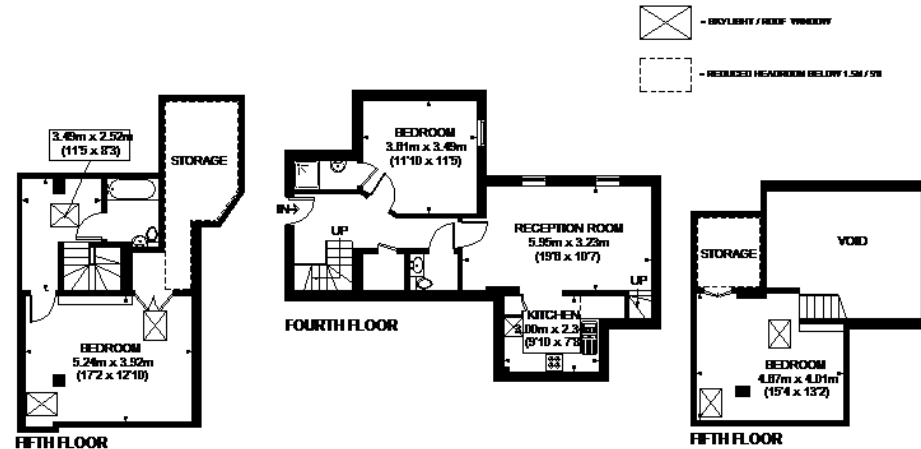
London N10 3SH

Tel: 0208 815 5976 - [muswellhilllettings@hamptons-int.com](mailto:muswellhilllettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Floorplan

## Energy Performance Certificate (EPC)

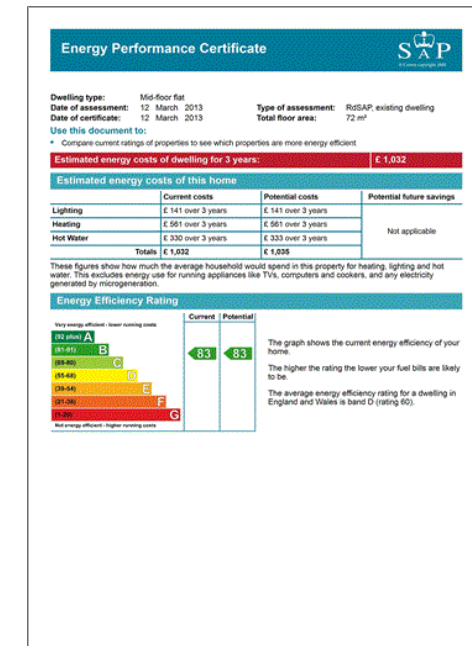


### PRINCESS PARK MANOR EAST WING, ROYAL DRIVE



APPROXIMATE GROSS INTERNAL AREA  
FOURTH FLOOR = 612 SQ. FT. (56.9 SQ. M.)  
FIFTH FLOOR = 778 SQ. FT. (72.3 SQ. M.)  
TOTAL = 1390 SQ. FT. (129.2 SQ. M.)  
(EXCLUDING VOID)

This plan is for layout guidance only. Not drawn to scale.  
Measurements and floor areas are approximate.  
Without every care to be taken in the preparation of this plan,  
please check all dimensions, shapes and compare bearings  
before making any decisions reliant upon them. Please be  
advised that I complete International / our agents' best and  
most or relevant any building regulations or planning permissions  
in relation to works carried out to the property (Ref: 121001)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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