



## 2 bed apartment to buy in N11

Royal Drive, London, ., N11 3FR

**£350,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Exclusive Gate Development
- ✓ Allocated Parking
- ✓ Tennis Courts
- ✓ Vast Communal Gardens
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000  
Set within an exclusive and much sought after gated development, surrounded by 30 acres of private parkland, this modern ground floor apartment offers a rare blend of tranquillity, space and convenience. The property features a bright and spacious reception room with excellent natural light, creating an inviting setting for both everyday living and entertaining. The semi open plan modern kitchen is fitted with a range of contemporary units, while both double bedrooms are well proportioned and served by two bathrooms, alongside ample built in storage. Presented in good decorative condition, the apartment benefits from wood floors throughout, allocated parking, concierge services, residents' tennis court, and access to the extensive landscaped communal grounds that define this prestigious estate. Ideally positioned for the amenities and transport links of Friern Barnet, Arnos Grove, New Southgate and North Finchley, the location offers excellent connectivity while retaining a peaceful, private setting. This property is offered Chain Free.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 97

Annual Service Charge Amount: £4,500.00

Price: Starting Bid £350,000

Property Type: Apartment

Parking: Allocated

Year built: 1851

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

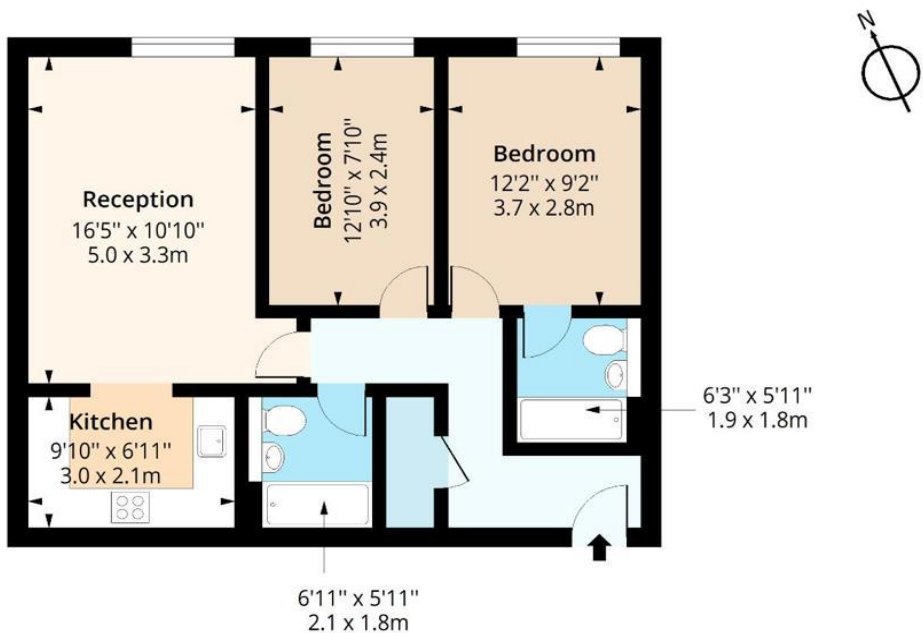
Air conditioning: No

Broadband: None

Mobile signal coverage: Good

# Princess Park N11

Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M



## Ground Floor

Floor Area 690 Sq Ft - 64.10 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

Date: 19/5/2026

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	59
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Royal Drive, London, , N11 3FR

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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