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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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## Princess Park Manor, New Southgate N11

**£450,000** FOR SALE

*Apartment - Purpose Built*

2 1 2



# Princess Park Manor, New

£450,000

## Description

Stylish Ground Floor Apartment with Ensuite & Parking in Prime N11 Location

Nestled within a well-maintained private development in the highly sought-after N11 postcode, this spacious two-bedroom ground floor apartment offers contemporary living with comfort and convenience.

Boasting a generous layout, the property features:

Two well-proportioned bedrooms, including a master with a sleek ensuite shower room

## Key Features

- Tenure

Lease Expires

Ground Rent

Service Charge

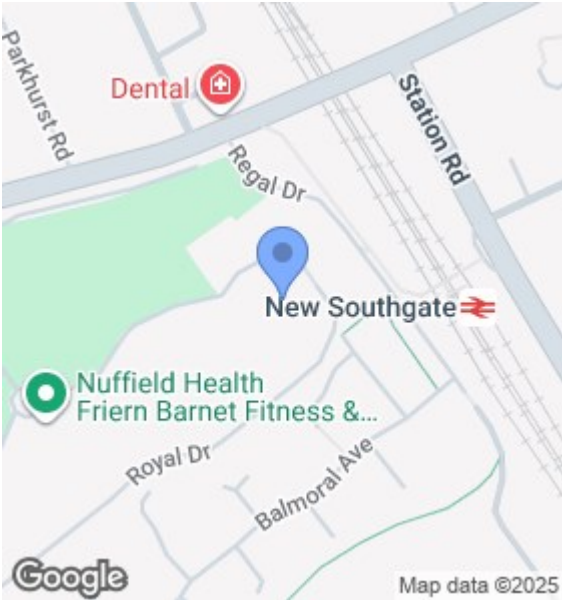
Local Authority

Council Tax
- Leasehold

to be confirmed

to be confirmed

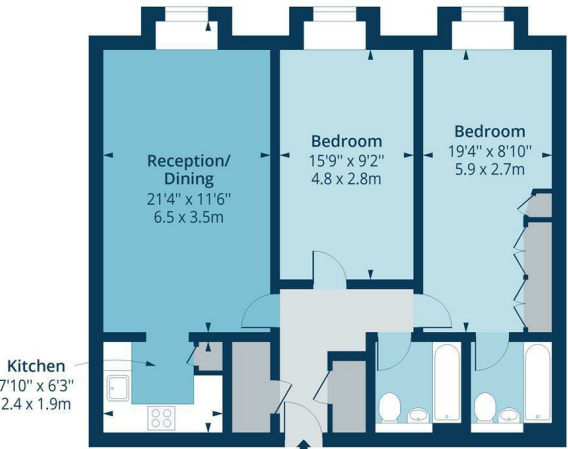
to be confirmed



## Floorplan

### Princess Park Manor, N11

Approx. Gross Internal Area 835 Sq Ft - 77.57 Sq M



### Ground Floor

Floor Area 835 Sq Ft - 77.57 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			
(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.