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Princess Park Manor, New Southgate N11

£450,000 FOR SALE

Apartment - Purpose Built

 2  1  2

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

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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

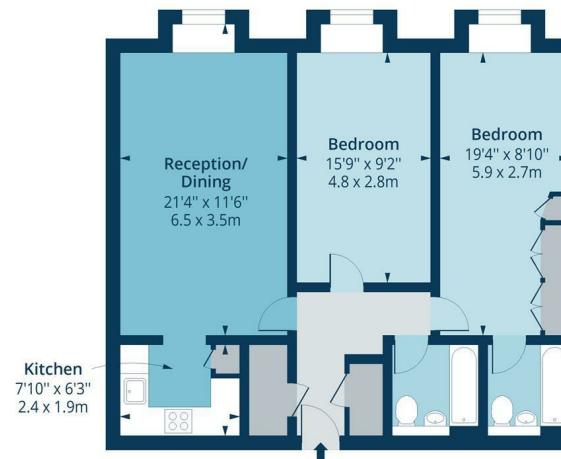
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



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



Certified
Property
Measurer

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.