

# TO LET

- Three double bedrooms
- Spacious duplex apartment
- Living room with balcony
- Modern fitted kitchen with appliances
- Two bath/shower rooms
- Double glazed/gas central heating
- Secure communal entrance
- Allocated parking space



Royal Drive, London, N11  
£3,400 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

# Royal Drive, London, N11

A beautifully presented three double bedroom, two bathroom duplex apartment offering an impressive 1259sq ft of bright and airy living space over the fourth and fifth floors of this modern purpose built block. The property is located within the popular Princess Park Manor development.

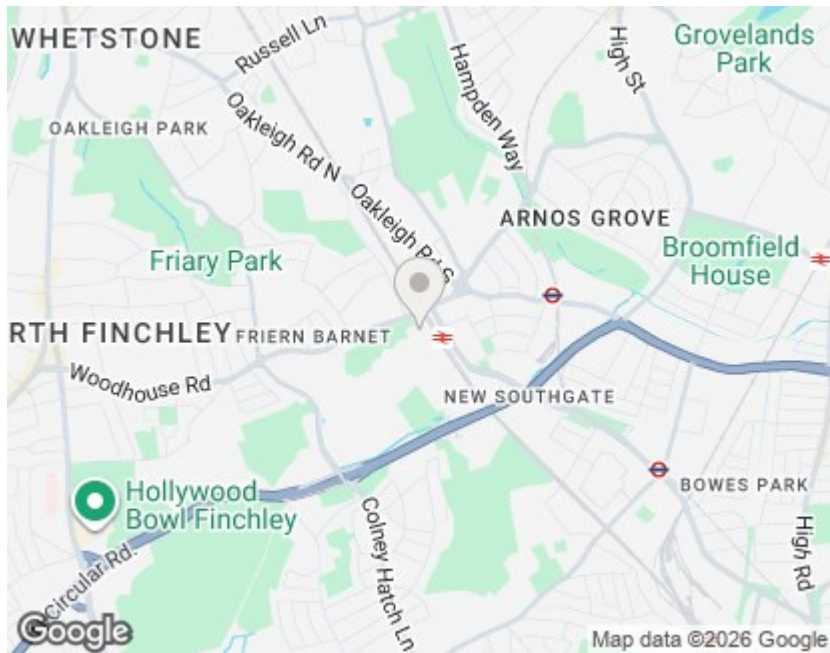
Residents enjoy 24-hour security, allocated parking, on-site gym, tennis courts, and over 30 acres of private parkland. Conveniently located for New Southgate station and Arnos Grove Underground, with fast access into Central London.

Secure communal entrance, lift to all floors, spacious living room with balcony and stairs to cinema room/snug with eaves storage space, modern fitted kitchen, modern family bathroom, main bedroom with ensuite shower room, second double bedroom with fitted wardrobe, stairs to third double bedroom with fitted wardrobes and eaves storage space.

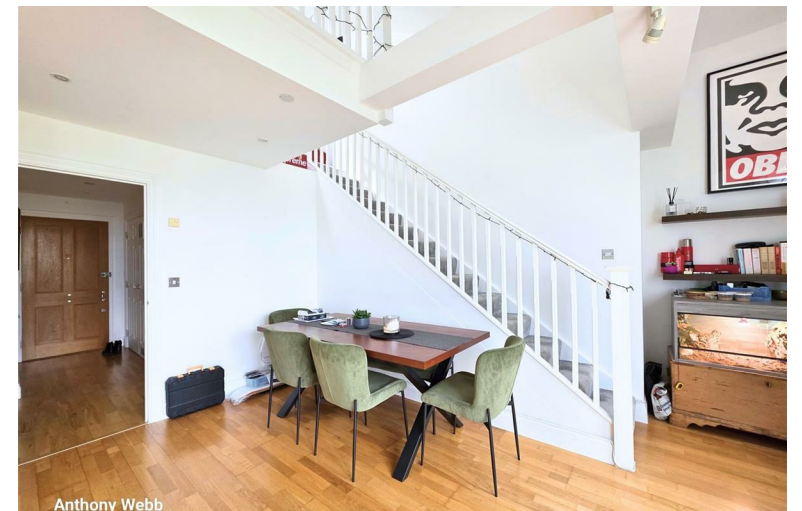
Barnet Council tax band G

5 weeks deposit £3923

Minimum annual household income to meet referencing criteria £102,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	83
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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