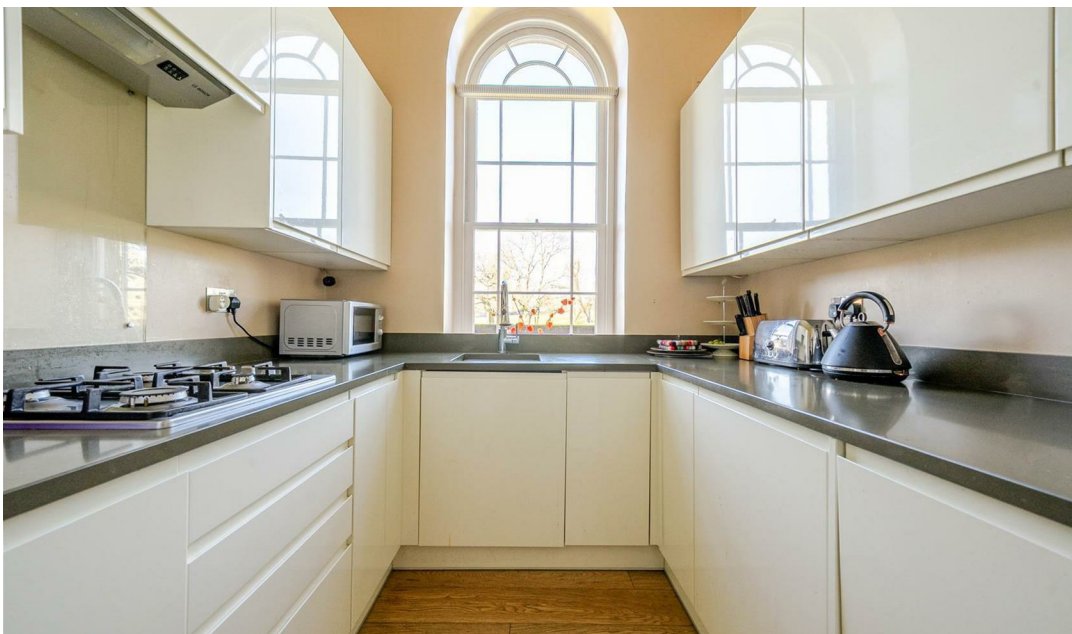




Royal Drive, Friern Barnet, N11

£650,000

 2 Bedrooms  2 Bathrooms  1 Reception



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
Tel: 020 8445 4008 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

Royal Drive, Friern Barnet, N11

£650,000

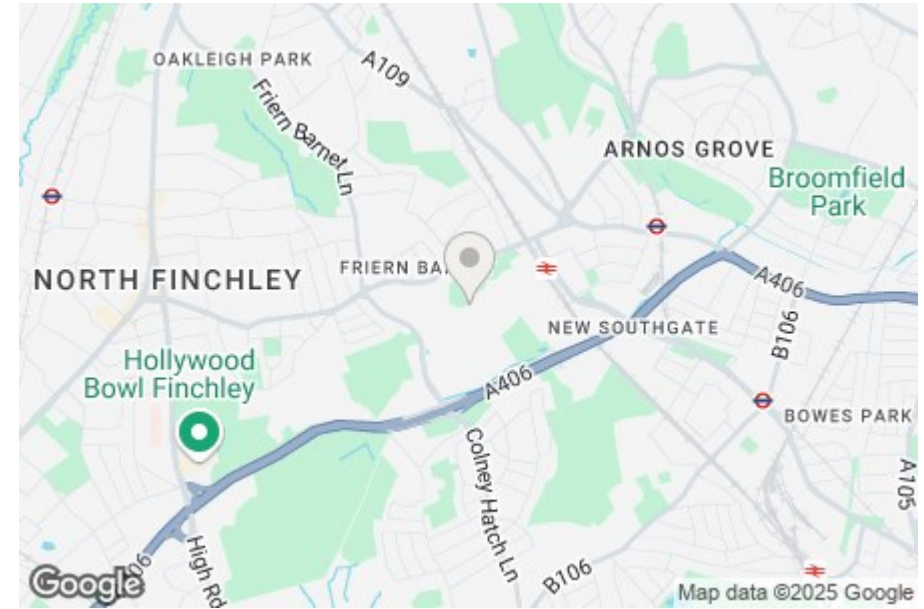
2 Bedrooms 2 Bathrooms 1 Receptions

### Key Features

- Sought After Gated Development
- First Floor Apartment
- High Ceilings
- Oak Wood Flooring
- Allocated Parking Space
- Grade II Listed Building
- On Site Nuffield Health Club (Membership fee required)

### Other Information

Tenure: Leasehold  
Length of Lease: 900 Years  
Ground Rent: £275.00 P/A  
Service Charge: £4,225.31 P/A  
Council Tax Band: F

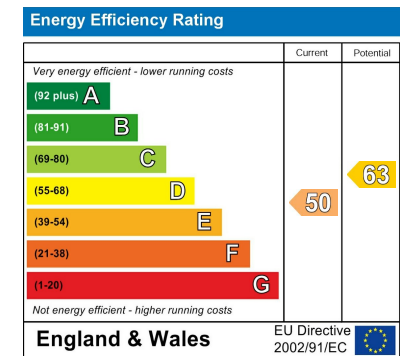


### Nearest Stations

New Southgate Station 0.3 miles  
Arnos Grove Station 0.8 miles  
Bounds Green Station 1.2 miles

### Property Description

Conveniently located in this exclusive development, this stunning 1000 sq. ft. two-bedroom apartment is situated on the first floor of the award-winning Princess Park Manor. Set within 30 acres of private parkland, this prestigious gated community offers 24-hour manned security, tennis courts, a Nuffield Health & Fitness complex, and a private shuttle bus service providing access to Arnos Grove Underground Station and New Southgate Main Line Station. The apartment boasts impressive high ceilings, elegant oak wood floors, and original sash windows, creating a bright and airy living space. The spacious reception room benefits from triple aspect windows, allowing for an abundance of natural light and picturesque views over the development. The master bedroom also features triple aspect windows and an ensuite shower room, while the second bedroom is generously sized and served by a modern family bathroom. A separate contemporary kitchen offers ample storage and workspace. Further benefits include an allocated parking space, beautifully maintained communal grounds, and proximity to the vibrant amenities of Muswell Hill. Offered chain-free, this exceptional apartment presents a rare opportunity to own a home in one of North London's most sought-after developments.

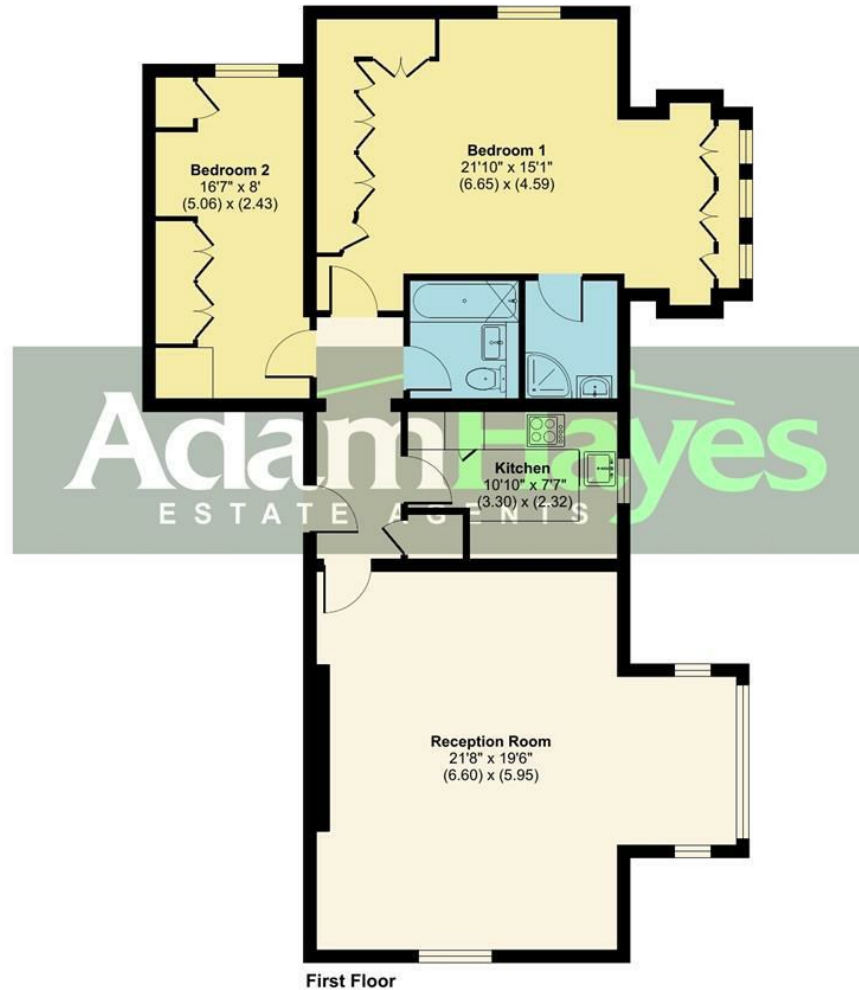


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Approximate Area = 1001 sq ft / 92.9 sq m

For identification only - Not to scale



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Adam Hayes Estate Agents. REF: 1258201

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.