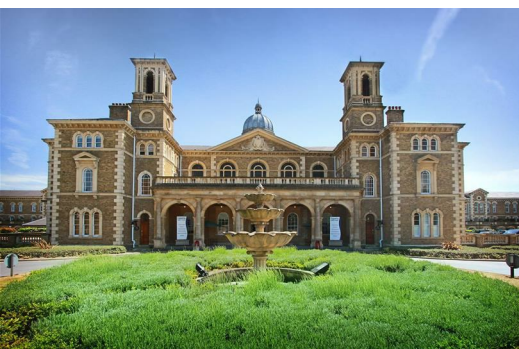




Princess Park Manor, , Friern Barnet, N11 3FL

£1,100,000

A stunning duplex apartment, on first and second floors, extending to some 2,979 sq ft which is one of the largest apartments in the prestigious Princess Park Manor development, standing in approximately 30 acres of communal parkland with on site fitness club, tennis courts, bar, restaurant and 24 hour manned security gate. The accommodation comprises: 4 bedrooms, 3 bathrooms, fabulous double height reception room with large gallery, kitchen, and cloakroom. There is also allocated parking space. EPC Rating B.



Reception Room
32'8" x 19'6" (9.98 x 5.96)

Gallery
20'11" x 18'9" (6.38 x 5.73)

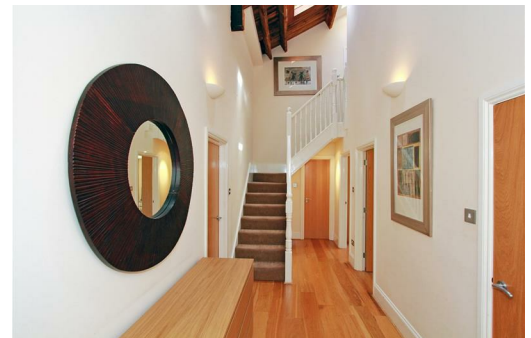
Bedroom 1
21'1" x 17'7" (6.45 x 5.38)

Bedroom 2
17'7" x 14'7" (5.36 x 4.47)

Bedroom 3
18'10" x 17'7" (5.75 x 5.38)

Bedroom 4
16'9" x 14'2" (5.12 x 4.33)

Kitchen
16'7" x 8'0" (5.06 x 2.44)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	