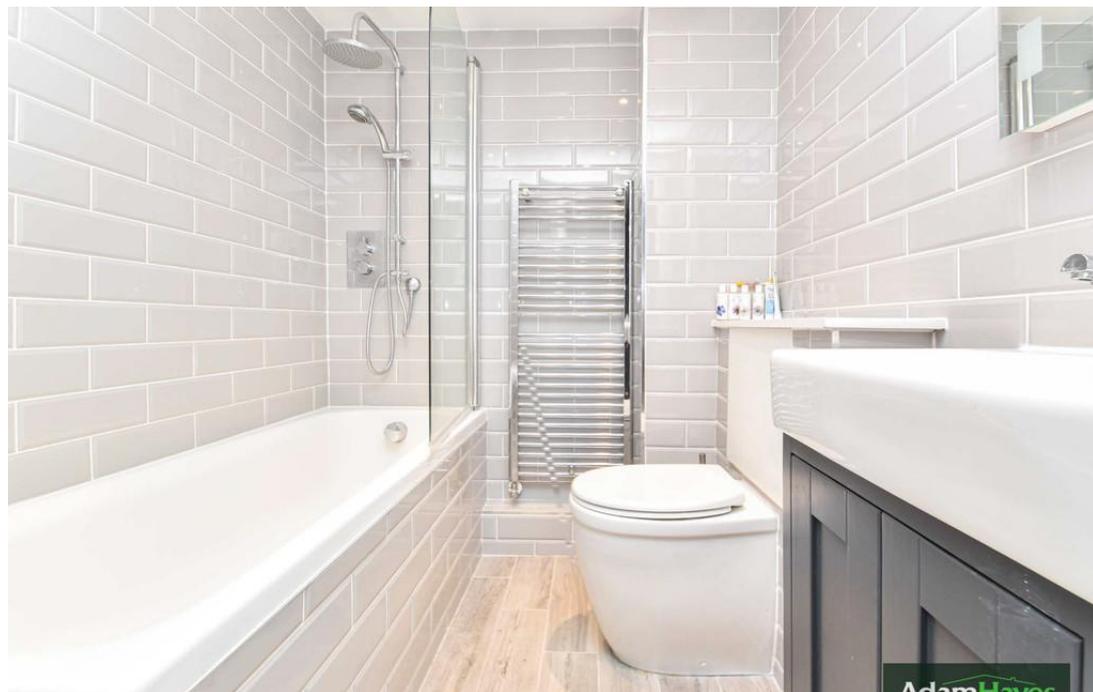
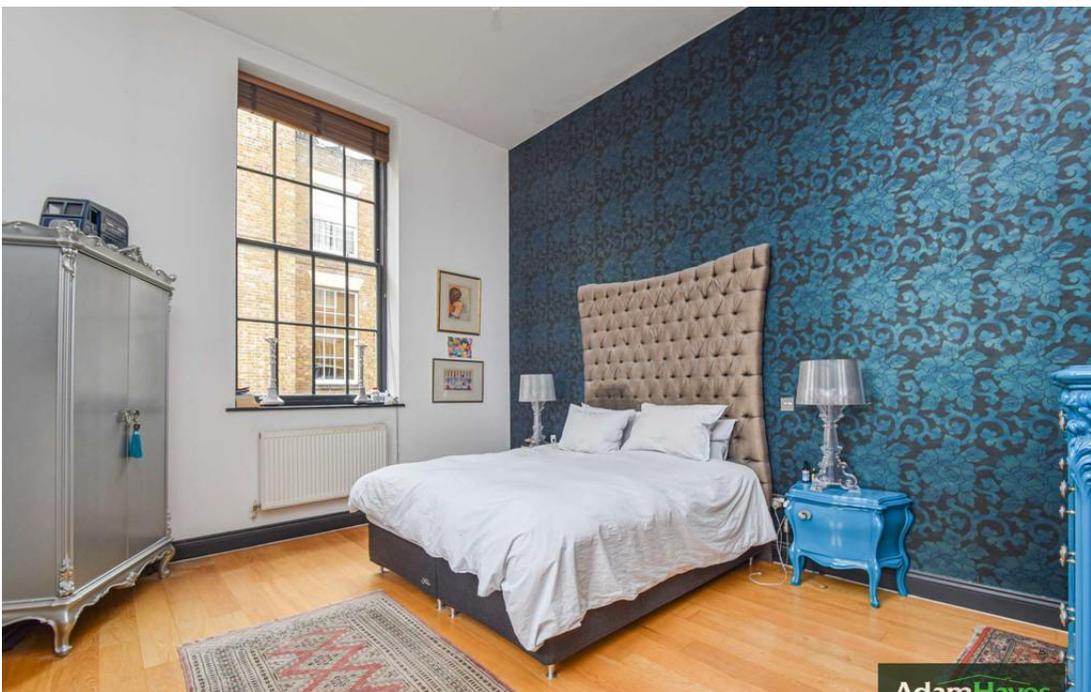




**Royal Drive, Friern Barnet, N11**

**OIEO £1,000,000**

 4 Bedrooms  2 Bathrooms  1 Receptions



North Finchley Office

365 Ballards Lane, North Finchley, London, N12 8LL

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# Royal Drive, Friern Barnet, N11

## OIEO £1,000,000

 4 Bedrooms  2 Bathrooms  1 Receptions

### Key Features

- Four Bedrooms
- Three Bathrooms
- Duplex Apartment
- Exclusive Development
- Parking
- Chain Free

### Nearest Stations

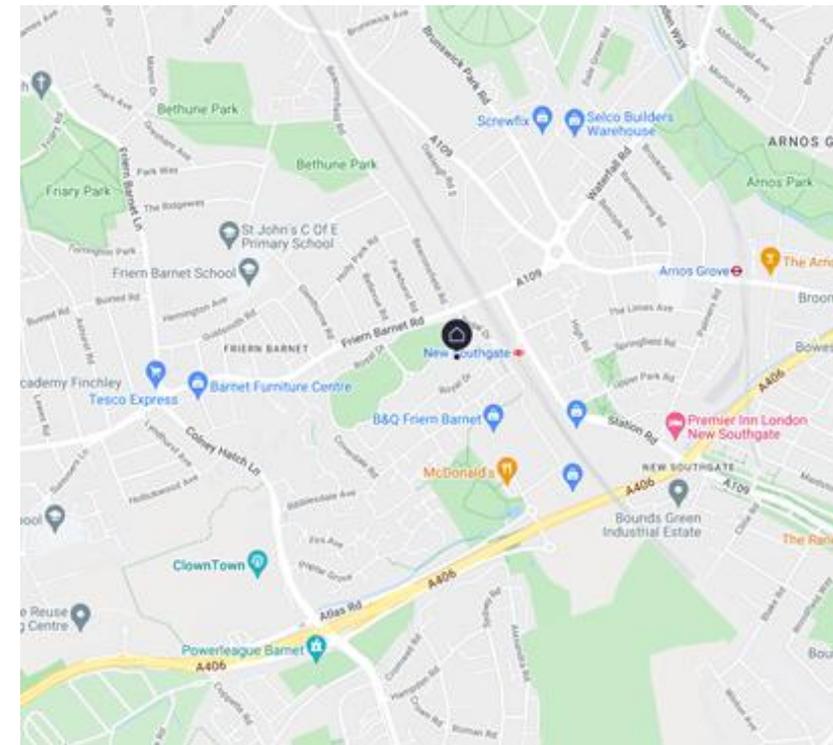
**New Southgate Station**      0.1 miles

**Arnos Grove Station**      0.5 miles

**Bounds Green Station**      1.0 miles

### Property Description

Situated in this exclusive gated development, set in 20 acres of mature parkland is this well presented four double bedroom, three bathroom (two ensuite) duplex apartment. The property is offered chain free and benefits from an approximately 40ft living room with a modern open plan fitted kitchen with granite worktops and integrated appliances. Other benefits include an additional mezzanine floor currently being used as a study, high ceilings, allocated off road parking and 24-hour security. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Ground Floor

## First Floor

Total floor area 204.3 sq.m. (2,200 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.