



## Bellevue Road, N11 3ER

**£585,000 SHARE OF FREEHOLD**

A bright and spacious split-level apartment arranged over the first and second floors of an attractive period property on the popular Bellevue Road. The top floor is the standout feature, offering an impressive open-plan living space with vaulted ceilings and excellent natural light. The reception area flows seamlessly into a well-designed kitchen, creating a stylish and versatile setting. From here, access is provided to a private roof terrace, offering a valuable outdoor space with open views. On the first floor, the property comprises well-proportioned bedrooms and a contemporary family bathroom, providing a practical and private layout separate from the main living space. Bellevue Road is a sought-after residential street, close to local shops, cafés and amenities. Excellent transport links are available from Arnos Grove and New Southgate, with frequent Great Northern and Thameslink services into Central London. Well-regarded local schools and green open spaces are also close by.

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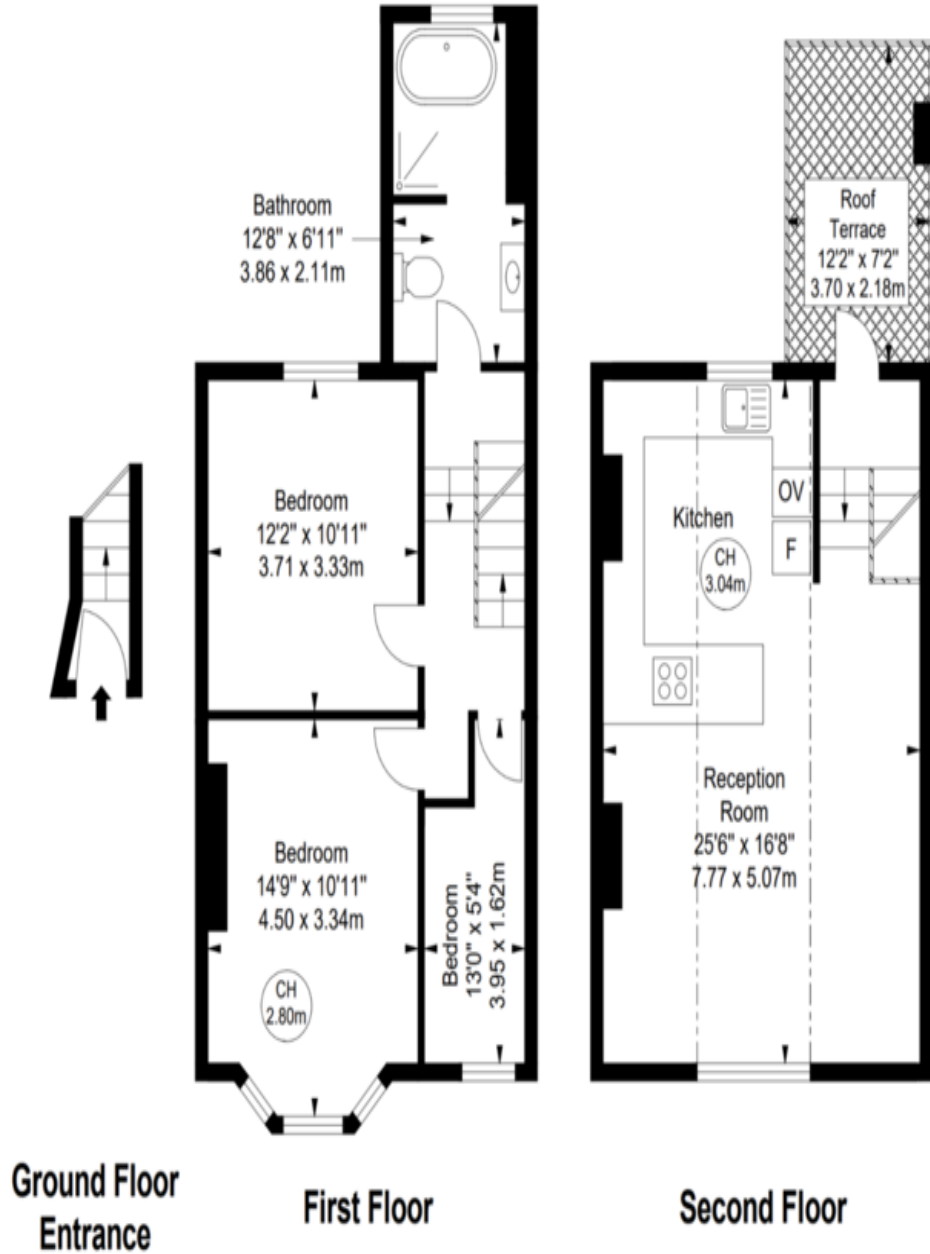


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

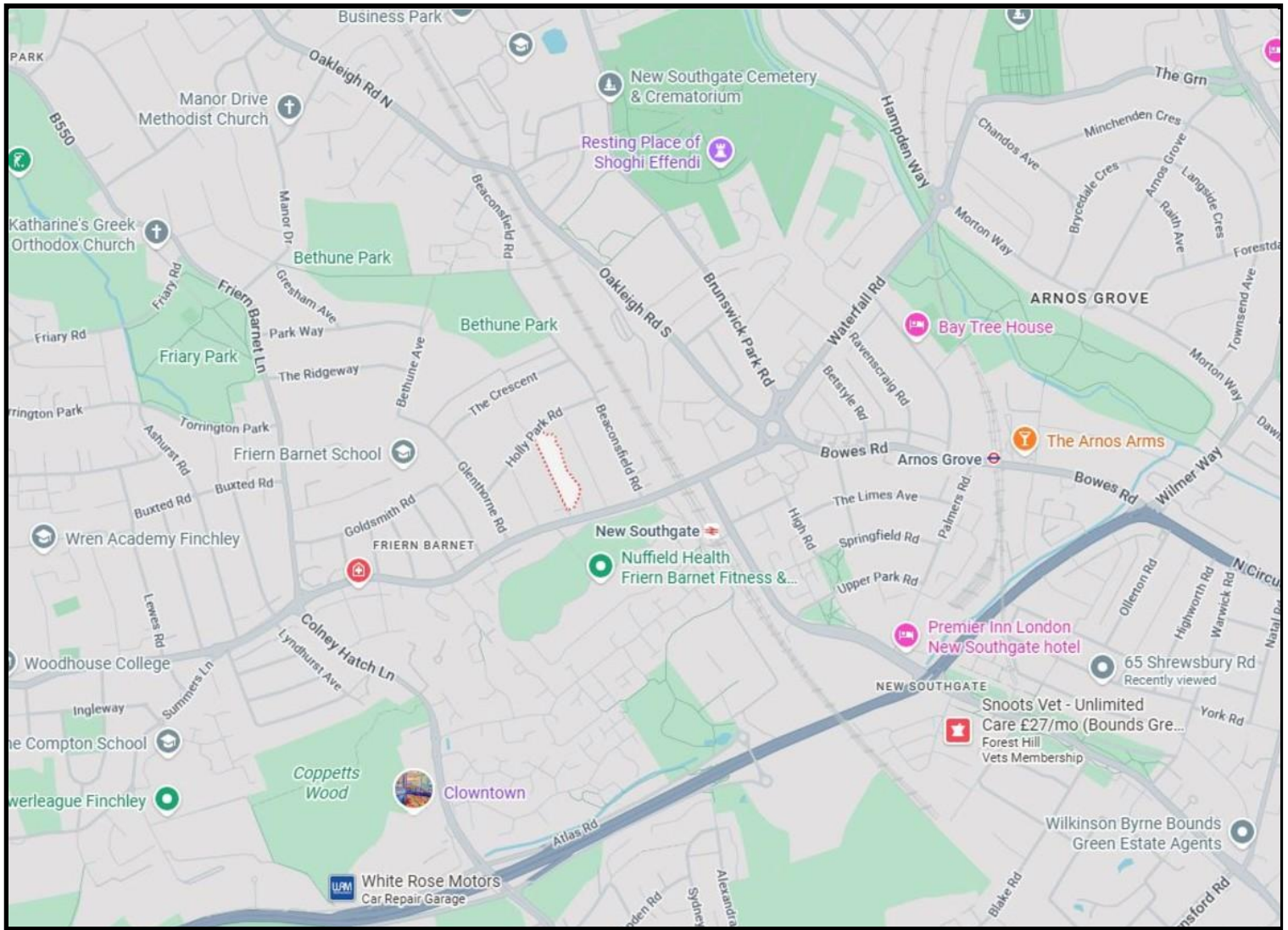
Key :  
CH - Ceiling Height

# Bellevue Road, London N11

Approximate gross internal area  
91.5 SQM / 985 SQ FT



This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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