



Bellevue Road, N11 3ER

£549,995 LEASEHOLD

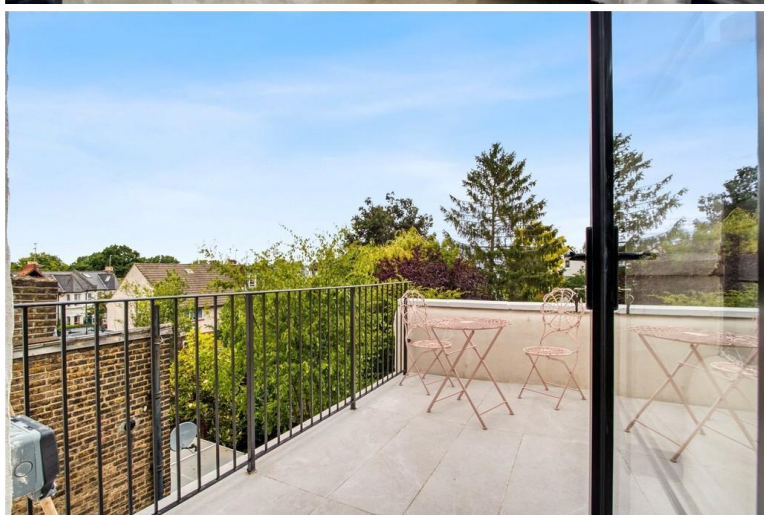
A bright and spacious split-level apartment arranged over the first and second floors of an attractive period property on the popular Bellevue Road. The top floor is the standout feature, offering an impressive open-plan living space with vaulted ceilings and excellent natural light. The reception area 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.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.



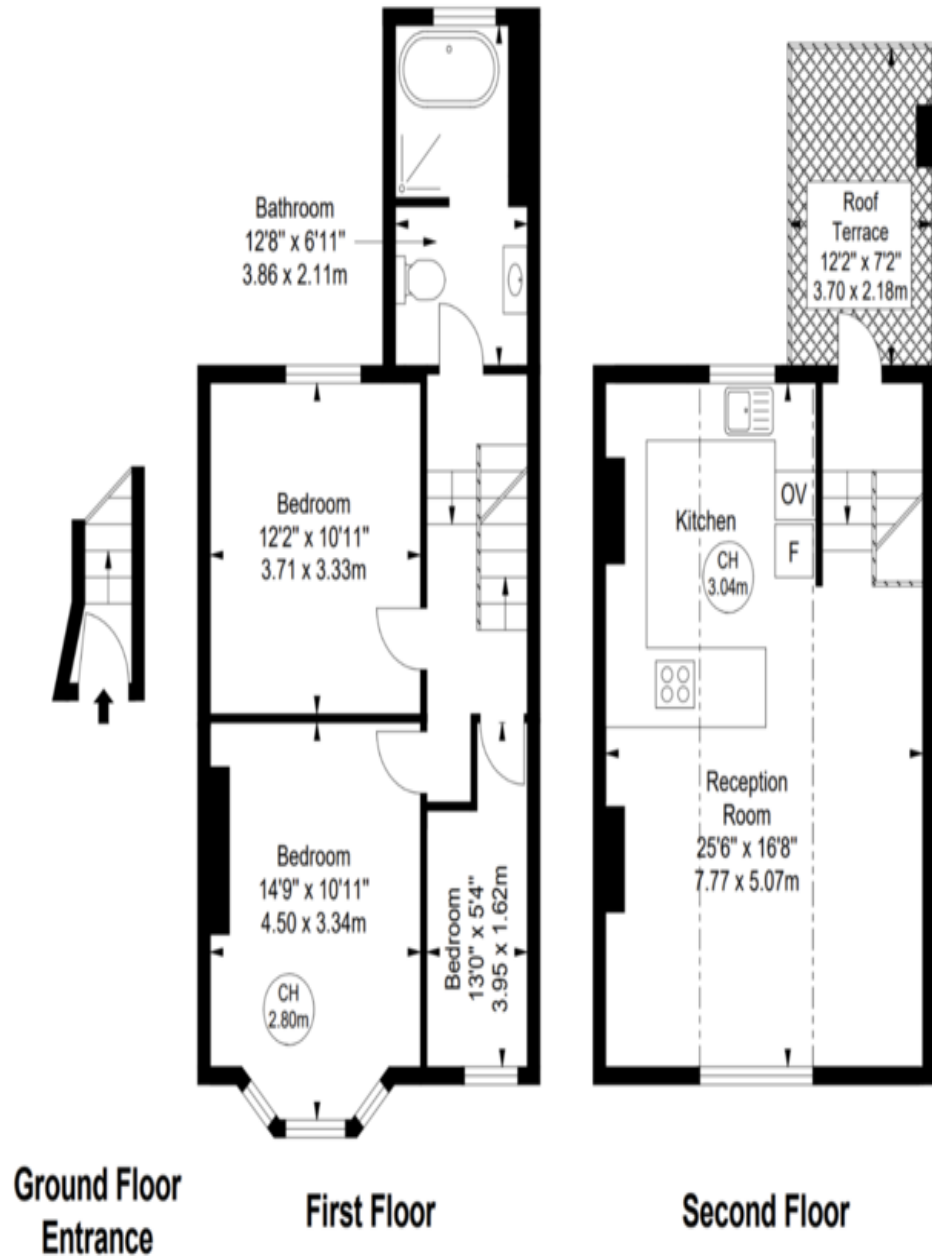


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

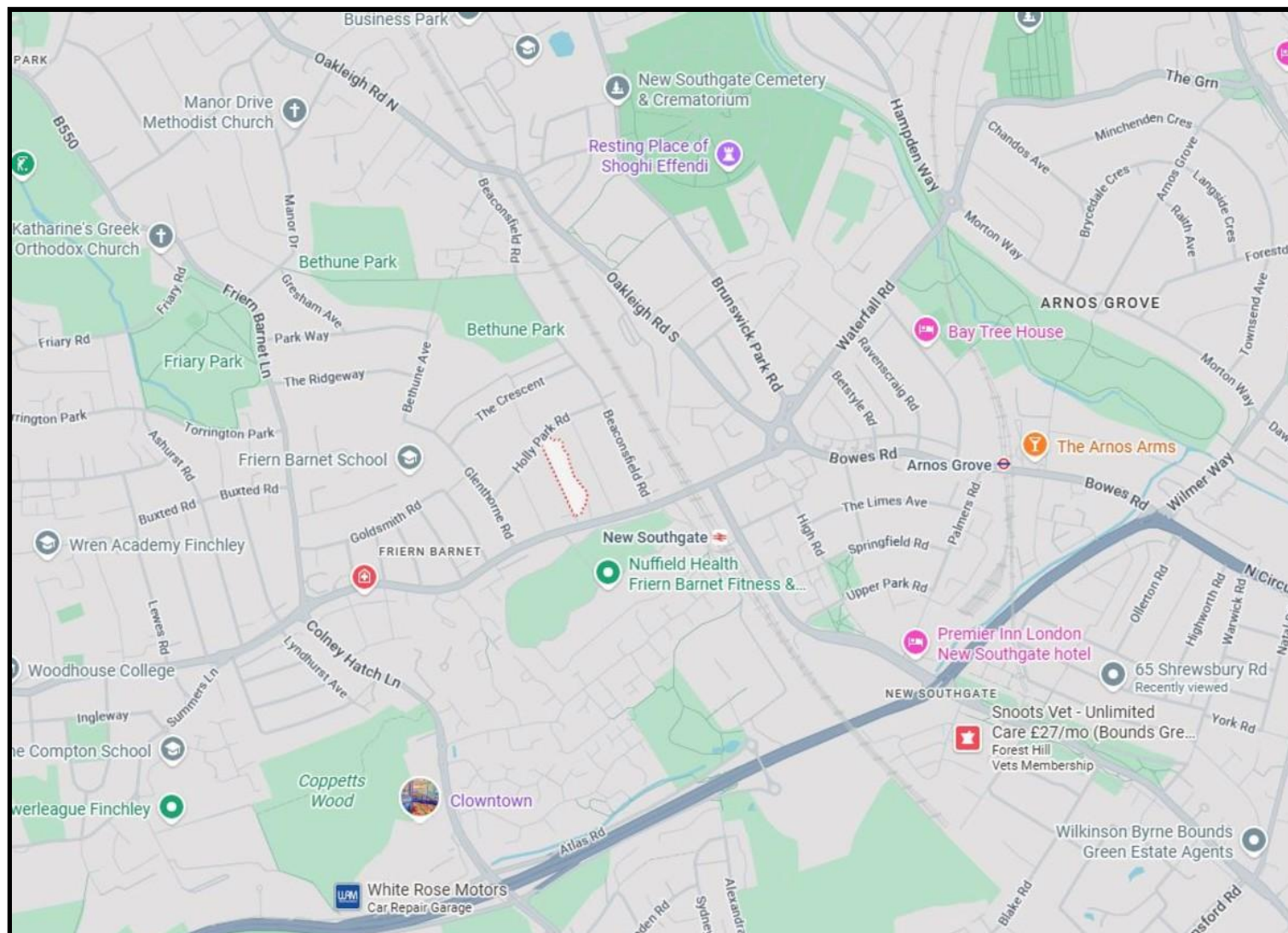
Key :
CH - Ceiling Height

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+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900
boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022
turnpikelane@wilkinsonbyrne.com