



# 1 BELL BROOK RISE

Friern Barnet, N11 1AZ

# 1 Bell Brook Rise

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This beautifully presented three-bedroom contemporary home offers an impressive 1,813 sq ft of internal living space, thoughtfully laid out across two spacious floors. Set in a gated close, located near the popular Arnos Grove area, the property enjoys a fantastic position with excellent transport links, green open spaces, and a strong sense of community.

The ground floor features a generous open-plan living and dining area, bathed in natural light and opening out onto a private garden—ideal for entertaining or unwinding in the warmer months. The contemporary kitchen, positioned at the front of the property, is well-equipped and finished to a high standard, providing ample space for cooking and casual dining. A convenient downstairs WC and useful storage complete the ground floor.

Downstairs, the principal bedroom is a standout, offering a large en-suite bathroom, built-in wardrobes, and a peaceful, private feel. Two further double bedrooms are both well-sized, making them perfect for family members, guests, or a home office. Two additional bathrooms ensure comfort and practicality for a busy household.

Situated close to Arnos Grove, this home benefits from superb access to the Piccadilly Line, making Central London easily reachable for commuters. The area also boasts excellent schools, parks such as Arnos Park, and a range of local shops and amenities, making it an ideal location for families and professionals alike.

Local Authority: Barnet  
Tax Band: F  
Tenure: Freehold

































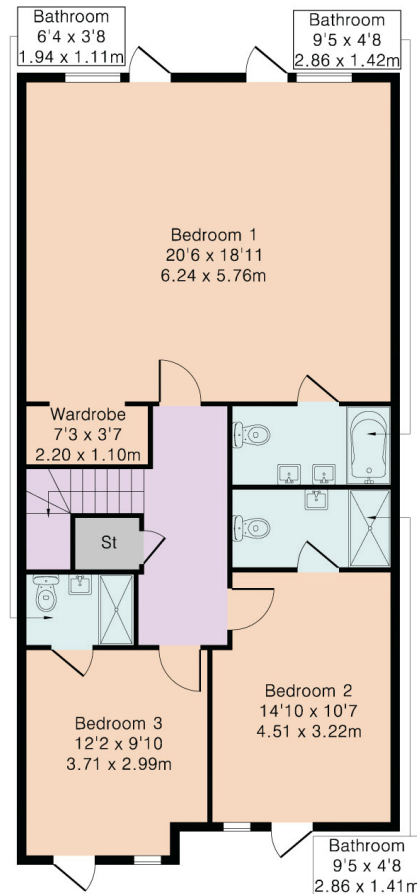




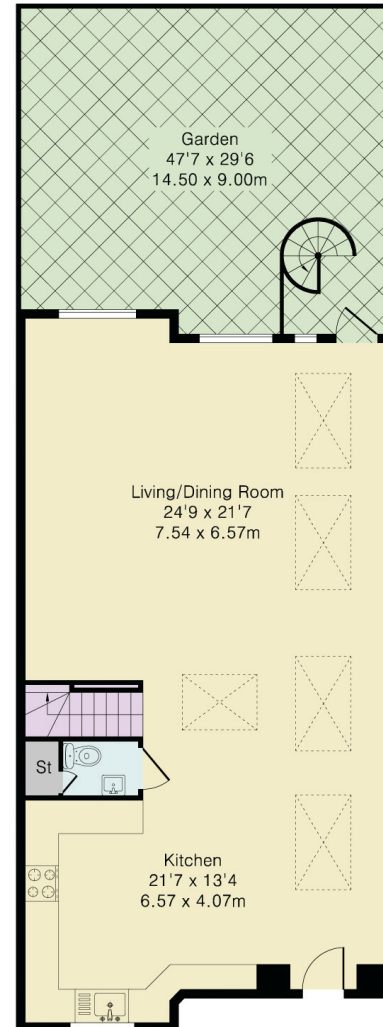
## Approximate Gross Internal Area 1813 sq ft - 168 sq m

Ground Floor Area 960 sq ft – 89 sq m

First Floor Area 853 sq ft – 79 sq m



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	81 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



