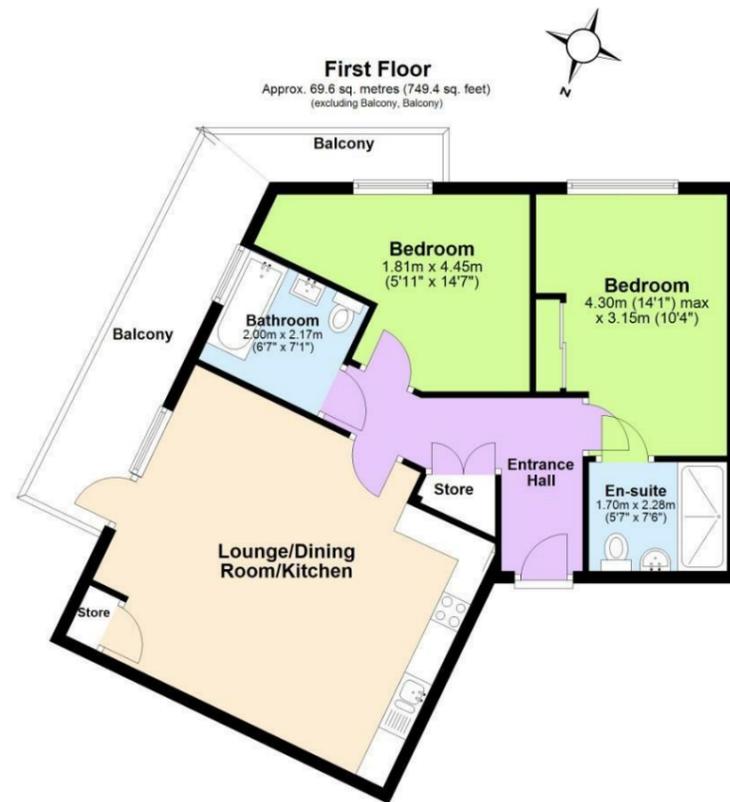


# Floor Plan

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Total area: approx. 69.6 sq. metres (749.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.™

**Gubbins Lane**



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£365,000

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Contact Us

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

## 34 Bell Flower Lodge Gubbins Lane, Romford, RM3 0NQ

Bricks Estate Agents are proud to present this stunning two-bedroom apartment in the highly sought-after Kings Park development.

Step inside to discover an immaculate interior that boasts a spacious, modern open-plan kitchen, living, and dining area, creating the perfect space for entertaining or relaxing. This elegant area flows seamlessly onto a private balcony, ideal for enjoying your morning coffee or evening relaxation.

The master bedroom is a true retreat, featuring fitted wardrobes and a luxurious en suite bathroom. An additional well-proportioned bedroom is complemented by a stylish family bathroom, providing ample space for family and guests.

This exceptional apartment also includes a separate utility space, enhancing functionality, along with a secure entry phone system for added peace of mind. Residents will appreciate the beautifully maintained communal grounds and the convenience of gated parking.

Situated within proximity to local shops and amenities, this property benefits from excellent transport links, including Harold Wood Elizabeth Line station and easy access to the A12, making it a perfect choice for commuters.

Don't miss the opportunity to own this remarkable home that combines modern living with convenience in one of Harold Wood's most desirable locations.

# 34 Bell Flower Lodge Gubbins Lane, Romford, RM3 0NQ



- \*Guide Price £365,000 - £375,000\*
- Service Charge - £2,000.00 Per Annum | Ground Rent - £300.00 Per Annum
- Private South Facing Balcony Benefiting From Natural Sunlight
- Two Oversized Large Bedrooms Wirth Family Bathroom & En-Suite
- Immaculately Presented Throughout
- \*Open Day Saturday 4th April 2026 Appointment Based Booking Only\*
- Council Tax - Band D | Lease Details - 243 Years Remaining
- Allocated Gated Parking
- Stone's Throw Away From Harold Wood Station | Commuters Dream (Elizabeth Line)
- Open Plan Living/Kitchen/Diner

## Lounge / Dining / Klitchen

### Family Bathroom

6'6" x 7'1" (2.00 x 2.17)

### Bedroom Two

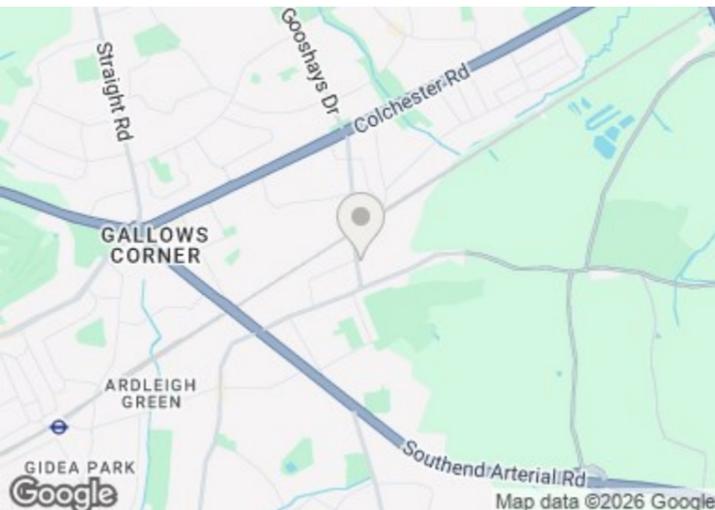
5'11" x 14'7" (1.81 x 4.45)

### Master Bedroom

14'1" x 10'4" (4.30 x 3.15)

### En-Suite

5'6" x 7'5" (1.70 x 2.28)



Directions

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