

# Floor Plan



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ESTATE AGENTS



£300,000

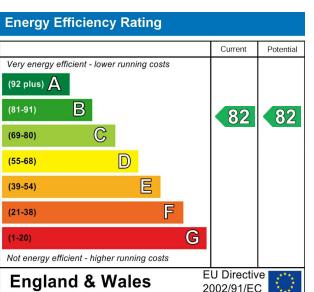
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## 2 Bell Flower Lodge Gubbins Lane, Romford, RM3 0NQ

Bricks Estate Agents are thrilled to present this immaculate ground-floor apartment, perfectly situated in the highly desirable Harold Wood area. This exceptional property is part of a contemporary development and features its own private entrance and front door, exuding both exclusivity and charm.

Upon entry, you'll be welcomed into a beautifully designed open-plan kitchen, living, and dining area. This versatile space is perfect for modern living and seamlessly extends to a private, gated patio courtyard—ideal for alfresco dining, entertaining guests, or simply enjoying peaceful moments outdoors.

The master bedroom showcases tasteful décor and includes fitted wardrobes, combining style with practical storage. A sleek, contemporary family bathroom and additional hallway storage complete the thoughtfully designed interior.

Residents of this apartment will also appreciate the well-maintained communal grounds and benefit from secure gated parking, providing peace of mind.

Situated in Harold Wood, this property is ideally located for those seeking the perfect balance of suburban tranquillity and excellent connectivity. The area boasts a welcoming community atmosphere, lush parks, and convenient access to local shops, cafes, and highly-rated schools. With Harold Wood Station nearby, commuting into central London and beyond is seamless, making it perfect for professionals and families alike.

Experience the epitome of modern luxury and comfort in this pristine apartment. Viewing is highly recommended to truly appreciate the unique blend of elegance, location, and lifestyle this property offers.

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• \*\*Guide Price - £300,000 - £320,000\*\*

• Service Charge - £1,984.06 Per Annum | Ground Rent - £250.00 Per Annum

• Allocated Gated Parking

• Stunning Master Bedroom With Custom Fitted Wardrobes

• High Spec Kitchen With Built In Appliances

## Kitchen / Dining / Living Room

24'6" x 12'8" (7.49 x 3.88)

## Bedroom One

15'3" x 11'0" (4.66 x 3.36)

## Bathroom

8'11" x 8'2" (2.73 x 2.50)

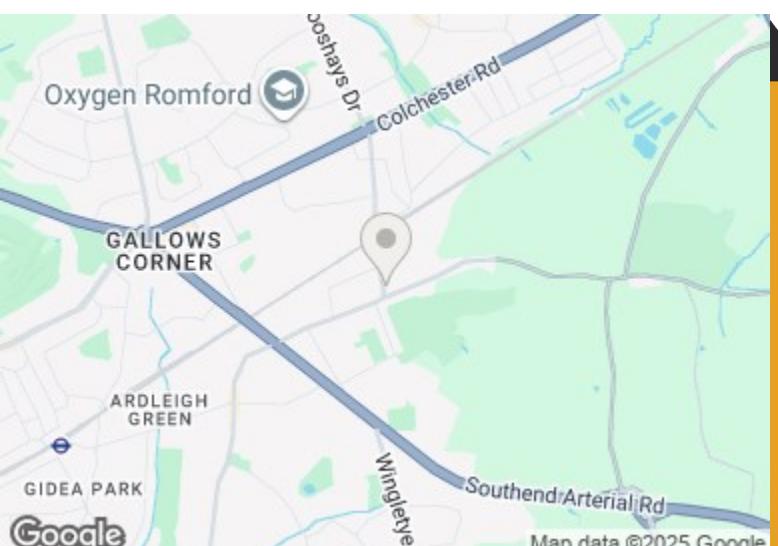
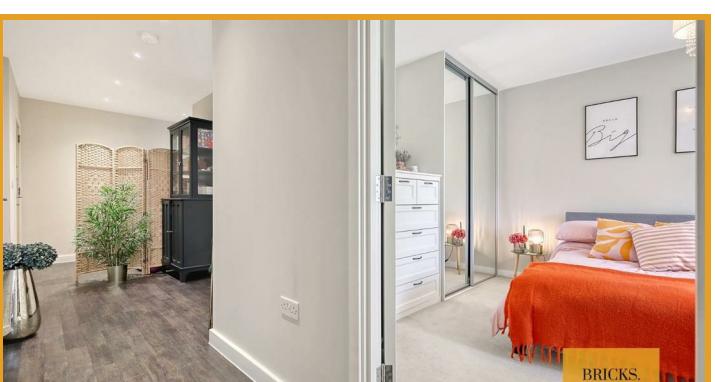
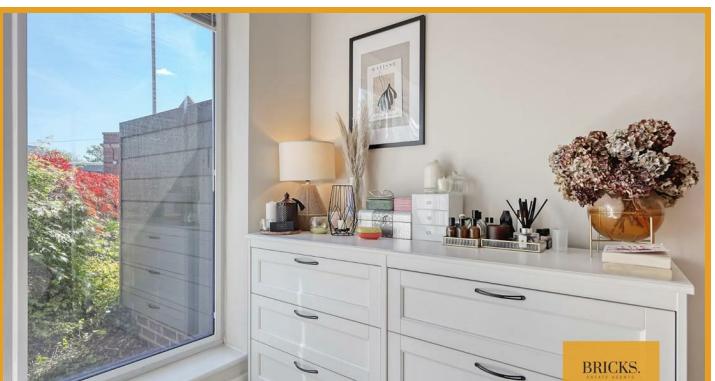
• \*\*Watch Our Video Walkthrough\*\*

• Lease Length - 244 Years Remaining | Council Tax - Band C

• Private Contemporary & Elegant Patio Area

• Large & Functional Storage Throughout

• Amazing Transport Links Nearby Harrold Wood Station (Elizabeth Line)



## Directions

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