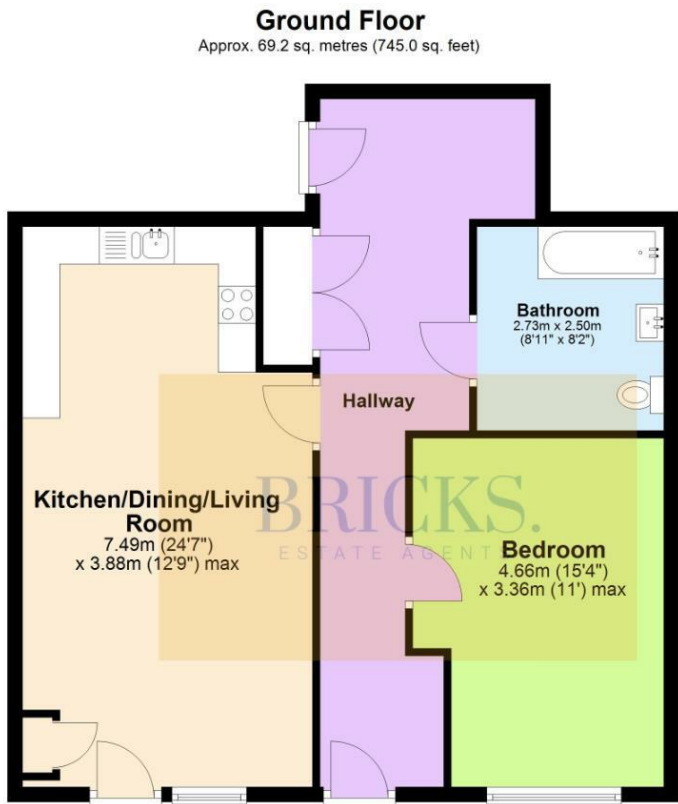


Floor Plan

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Total area: approx. 69.2 sq. metres (745.0 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.

Processed using the free version of WinCCatch.com. The paid version does not add this mark.

Bell Flower House



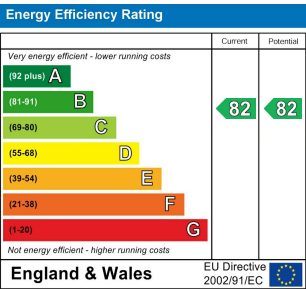
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£300,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Contact Us

- 0203 634 9998
- hello@bricksestateagents.co.uk
- 186 Queens Road, Buckhurst Hill, Essex, IG9 5BD



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 tranquility 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.

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

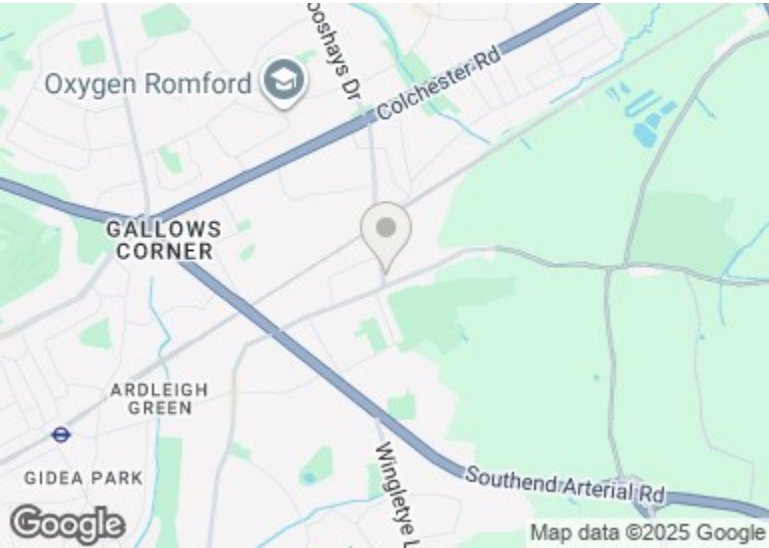
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- **Guide Price - £300,000 - £320,000**
 - Service Charge - £1,984.06 Per Annum | Ground Rent - £250.00 Per Annum
 - Allocated Gated Parking
 - Stunning Master Bedroom With Custom Fitted Wardrobes
 - High Spec Kitchen With Built In Appliances
- **Watch 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)

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)



Directions

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