

# 04

LILY HOUSE



**mihomes**  
property agents

*superbly stylish & welcoming  
one-bedroom first floor apartment*

*guide price  
£300,000*

welcome to this stunning one-bedroom first floor apartment, offering 548 sq ft of modern living space in the highly sought-after lily house, bulrush way, en10. this contemporary home combines sleek design with practical features, ensuring a comfortable and stylish lifestyle.



*description*

stepping into the main living room, you'll find sharp's fitted furniture that comes with a 10-year warranty. natural light floods the space through large windows, and a juliette balcony. the kitchen is a bespoke handleless kitchen, featuring high-end bosch appliances seamlessly integrated into the sleek cabinetry. this thoughtfully designed space combines aesthetics with practicality, perfect for culinary enthusiasts.

some additional features include, fitted blinds by hillarys in the hallway, bathroom, and living room, offering both privacy and style. the apartment also benefits from additional storage space available in the loft, an e charging point is available for electric vehicle owners, adding convenience and this property also comes with a 10-year structural warranty by buildzone, with 7 years remaining, providing you with added security and peace of mind.





the bedroom is spacious and boasts ample room for wardrobes and personal touches. a second juliette balcony off the bedroom provides a serene retreat to unwind after a long day and allows for an abundance of natural light.

a secure communal garden shared solely by the top two apartments, a peaceful space for relaxation, leisure and entertainment.



## *location*

nestled in the tranquil surroundings of bulrush way, en10, lily house offers a perfect blend of modern living and convenience.

this property is ideally situated close to the picturesque river lea, perfect for leisurely strolls and outdoor activities. for nature enthusiasts, the river lea country park is nearby, offering beautiful landscapes and a variety of recreational opportunities.

commuters will appreciate the convenient location, just 0.9 miles from broxbourne station, providing easy access to central london and other major destinations.

additionally, the property offers excellent connectivity with easy access to the a10, m25, and m11, making travel by car efficient.

## *a message from the owners*

"we have had an amazing time living at lily house. it's incredibly peaceful and we love being just a stones throw away from the river and lea valley.

on the flip side, it's a super quick and easy commute into london and really well connected to main roads.

we have a lovely community both in our small block and across the whole development. such fond memories."

.....

## floorplan:



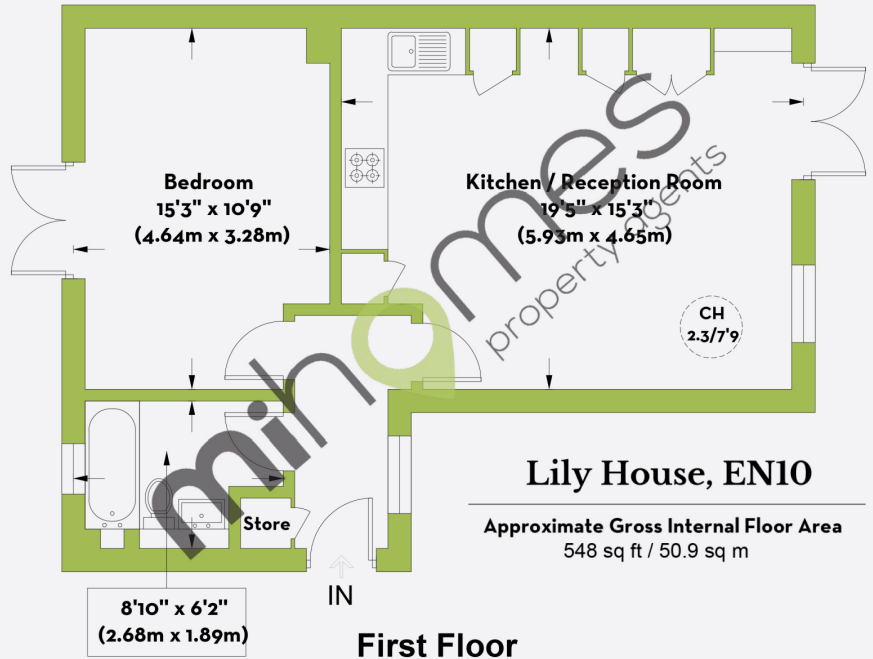
flat 4, lily house, bulrush way,  
broxbourne, en10 6gs

leasehold: 195 years approx | council tax: band c

service charge: £1690 | epc rating: b

ground rent: £250

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1097091)*



### overview

a short walk to the river lea	one bedroom apartment
easy access to a10 & m25	first floor
buildzone warranty - 7 years remaining	offered on a chain free basis
one allocated parking space	548 sq ft
	excellent condition

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