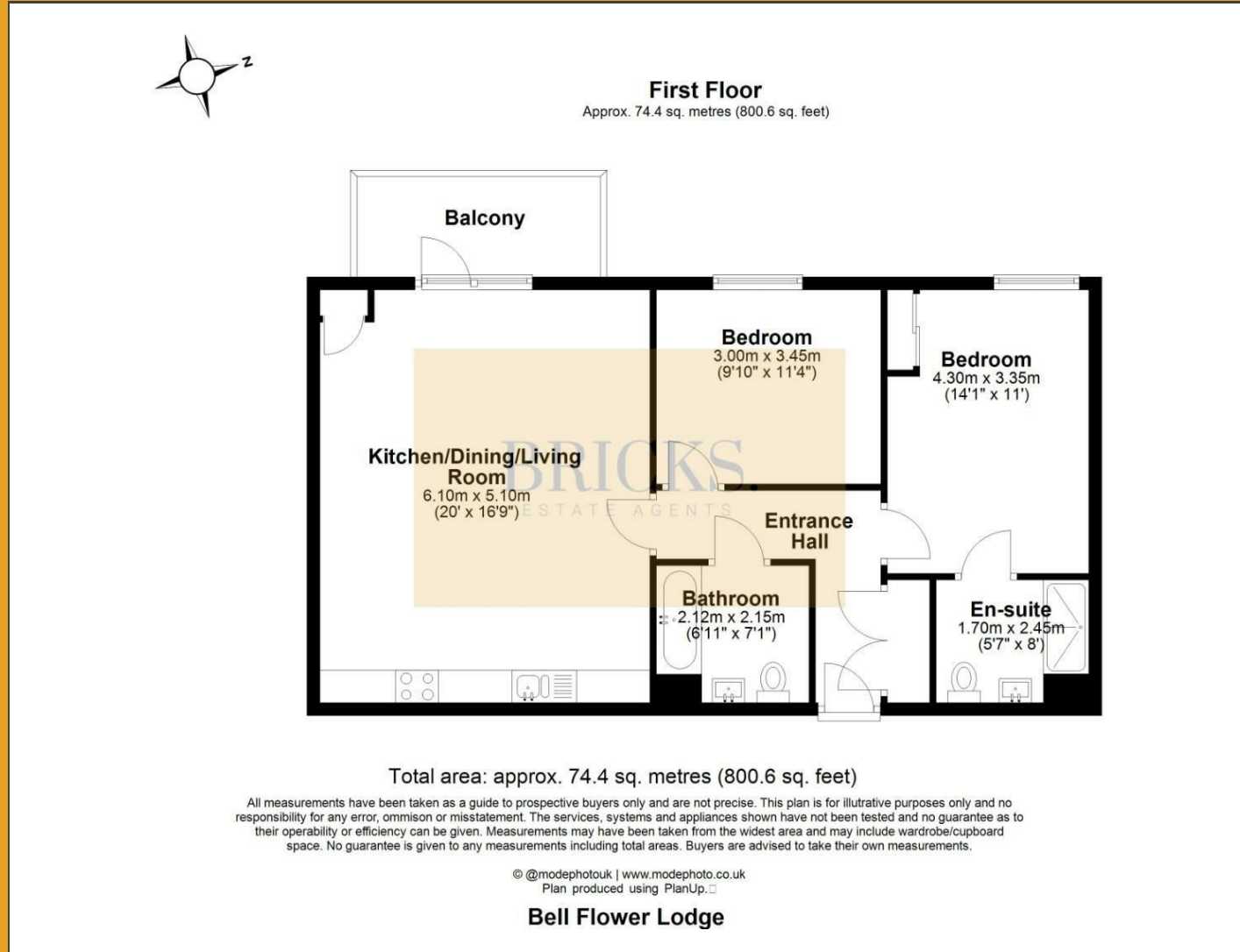


# Floor Plan

# BRICKS.

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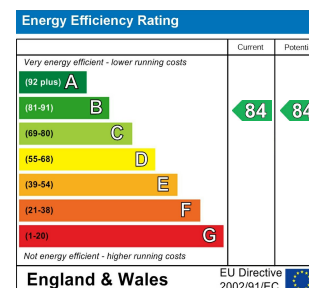
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**£375,000**

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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## Flat 25 Bell Flower Lodge Gubbins Lane, Romford, RM3 0NQ

Bricks Estate Agents proudly present to the market this impeccably presented two-bedroom & 2 bathroom park facing apartment, nestled in the vibrant and sought-after area of Harold Wood.

# Flat 25 Bell Flower Lodge Gubbins Lane, Romford, RM3 0NQ



- \*£375,000 - £385,000 Guide Price\*
- Service Charge - £2,064.22 Per Annum | Ground Rent - £300.00 Per Annum
- Allocated Gated Parking
- Stunning Master Bedroom With En Suite
- Large & Functional Storage Throughout
- \*Open Day Saturday 25th October 2025 - Appointment Based Booking Only\*
- Lease Length - 244 Years Remaining | Council Tax - Band C
- Private Contemporary & Elegant Balcony Space With Park Views
- High Spec Kitchen With Built In Appliances
- Amazing Transport Links Nearby Harrold Wood Station (Elizabeth Line)

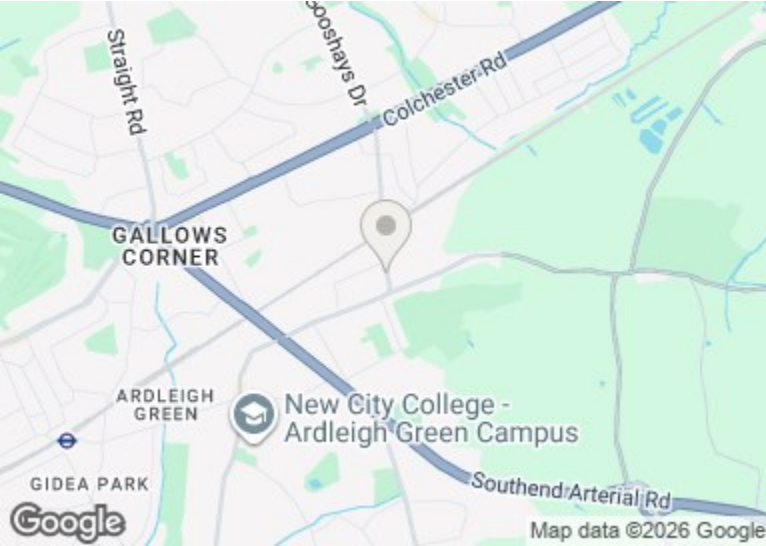
**Kitchen / Diner / Living Room**  
20'0" x 16'8" (6.10 x 5.10)

**Master Bedroom**  
14'1" x 10'11" (4.30 x 3.35)

**En-Suite**  
5'6" x 8'0" (1.70 x 2.45)

**Family Bathroom**  
6'11" x 7'0" (2.12 x 2.15)

**Bedroom Two**  
9'10" x 11'3" (3.00 x 3.45)



**Directions**

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