



**PENTHOUSE APARTMENT - Bell Flower Lodge, Harold  
Wood, Essex**

**Guide Price: £500,000 - £550,000**

*Leasehold*

# PENTHOUSE APARTMENT - Bell Flower Lodge, Harold Wood, Essex – CHAIN FREE

## Property Details:

We are absolutely delighted to bring to the market this chic and stylish, modern Penthouse Apartment in the popular development of Kings Park in Harold Wood. Designed with modern living in mind this spacious, executive style property comprises of 3 double bedrooms with the Master Bedroom having its own En-Suite. Further family bathroom. Open plan lounge with modern fitted kitchen, integrated AEG appliances and the most amazing views from the large floor to ceiling windows. There is exclusive outside space in the form of a wrap-around balcony to three sides giving amazing views over the surrounding area. Designed for the modern family or executive commuter, you can walk to everything. Harold Wood Station with the new Elizabeth Line offers a quick route into London and is only a couple of minutes' walk from the property. There is secure Allocated parking in the private gated carpark and also visitor parking. Children's play areas, green spaces and communal gardens surround the apartments. It really is a beautiful place to be. Walking distance to schools amenities, Polyclinic, shops, bars, restaurants and the station makes this a great location. 30 minutes to Stansted & Southend Airports. NO ONWARD CHAIN.

## Level 4 Penthouse Apartment:

### Entrance to flat from communal Hallway with lift and stairs to all floors

**Porch:** Private porch entrance from communal hallway. Door to:

**Hallway: 24'4" x 4'4".** Access to all accommodation. Amtico flooring. Smooth ceiling. Neutral décor. Large utility cupboard for storage and space for washer/dryer.

### Lounge / Kitchen / Living area: 22'1" x 20'9. Total floor space.

Amtico flooring, Large Double glazed windows to two aspects with doors to the wrap-around balcony with spectacular views over the surrounding area. Modern light fitting to lounge area. Smooth ceiling with 3 low dining table pendant lights to dining area. Neutral décor. Radiator. Lots of natural light Open plan to kitchen area:-.

### Kitchen area:

The modern kitchen area has a large range of base and eye-level units giving lots of storage. The integrated AEG appliances include double oven/ grill & microwave, dishwasher, fridge/freezer and 5 ring hob with extractor over. Stainless steel sink with mixer tap and drainer. Bespoke mirror splash back. Amtico flooring and Neutral décor. Smooth ceiling with downlights.

### Master Bedroom 1: 13'9" x 11'8"

Floor to ceiling double glazed windows to the front aspect with glazed door to the wrap-around balcony. Fitted wardrobe. Fitted carpet. Radiator. Smooth ceiling. Neutral décor. Door to En-suite

### En-suite: 6'8" x 6'7".

Walk-in cubicle shower. Low level W.C. and vanity sink. Large mirror fitted to splash back area. Heated towel rail. Shaving point. Tiled floor. Neutral décor.

### Bedroom 2: 14'1" x 8'9"

Double glazed floor to ceiling windows with glazed door to wrap-around balcony. Fitted carpet. Radiator. Large range of bespoke fitted furniture to both walls and central storage unit. Neutral décor. (Currently used as a dressing room)

### Bedroom3: 14'7" x 13'9"

Double glazed floor to ceiling windows to two aspect with glazed door to wrap-around balcony. Fitted carpet. Radiator. Neutral décor.

### Family Bathroom: 6'11" x 6'8".

Panel bath with shower over and mixer tap.. Low level W.C. and vanity sink. Large mirror fitted to splash back area. Heated towel rail. Tiled floor. Smooth ceiling with down lights. Neutral décor.

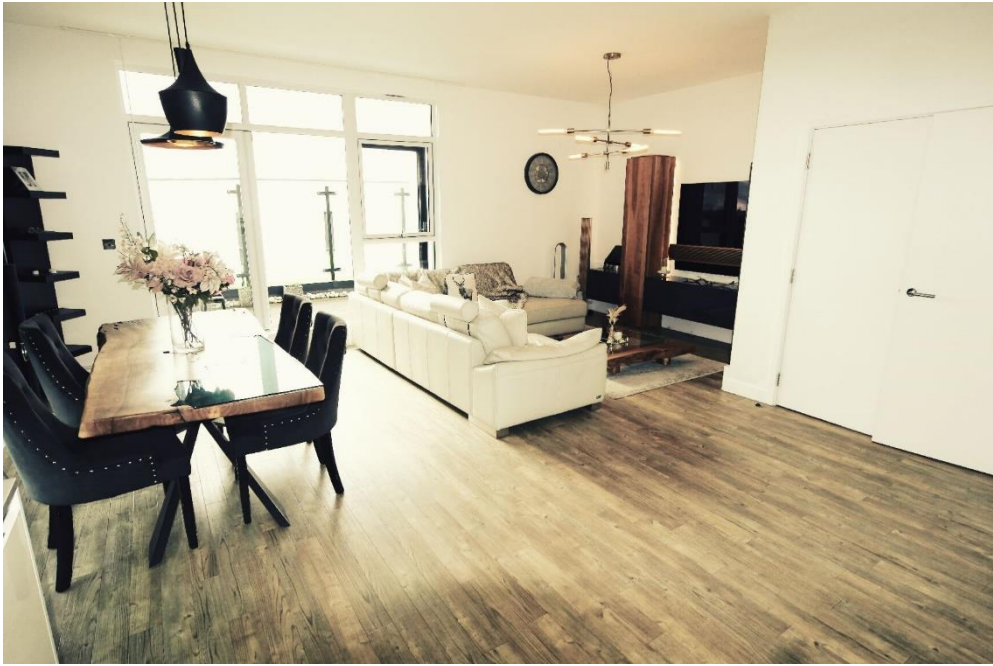
### Outside:

**Parking:** One allocated bay inside the secure gated carpark. 2 visitor parking permits. To the front of the building is plenty of visitor parking.

**Council Tax:** D **Lease:** 245 years, **Ground rent:** £375 p.a.. **Maintenance:** £200p.m.. **EPC:** B











- **3 Double Bedrooms**
- **Master Bedroom En-suite**
- **Open plan Lounge/Kitchen/Living**
- **Modern Family Bathroom**
- **Wrap-around balconies to 3 sides**
- **Allocated Parking Space in gated covered parking area plus visitor parking**
- **Lovely communal grounds**
- **2 Minutes' walk to Harold Wood Station**
- **Easy access to M25 / A12 / A127**
- **Close to shops, schools and amenities**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**kwPLUS**  
KELLERWILLIAMS

T: 07532 164364  
E: rose@rosedawson.co.uk  
[kwuk.com](http://kwuk.com)

**Disclaimer**  
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.