



Lismore Boulevard, Colindale Garden, Colindale,
Offers in excess of: £350,000

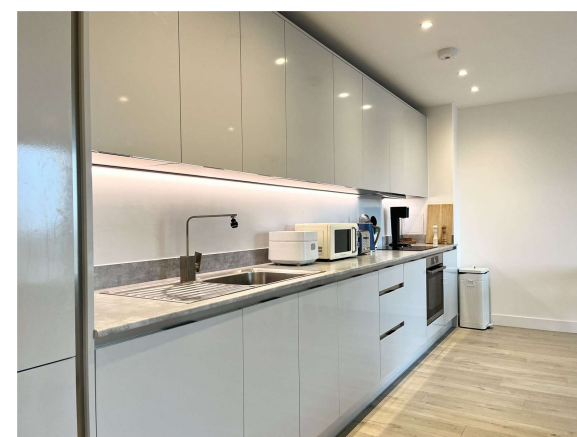
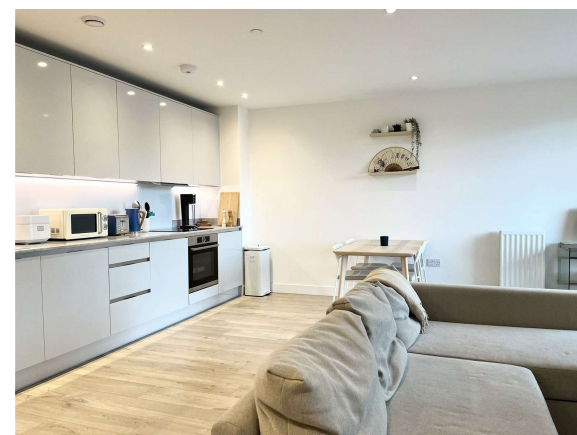
 Benham
& Reeves

Lismore Boulevard, Colindale Garden, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an incredible 621 square feet (approx.) is this ninth floor, one bedroom apartment. This stylish home benefits from a custom designed kitchen with fully integrated appliances, a spacious bedroom with fitted wardrobes, 3 piece family bathroom and ample room for storage. The private balcony and windows face West which allows natural light to flood throughout the rooms.

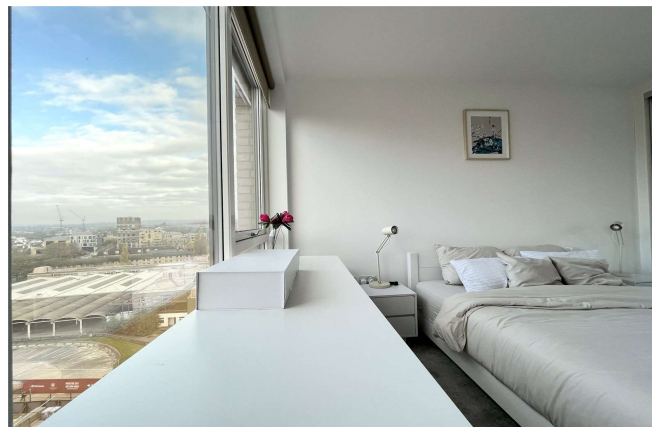
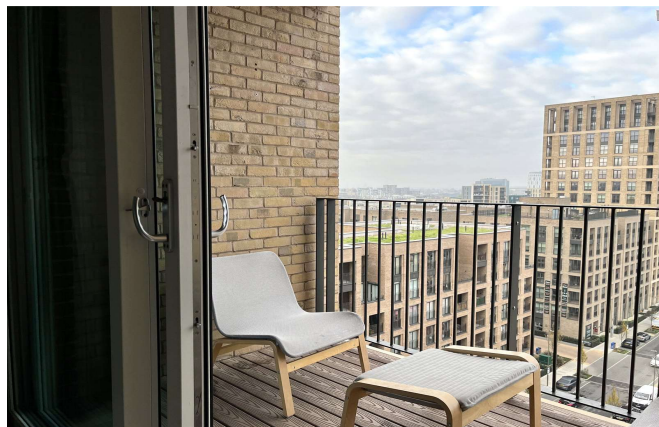
Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting Colindale to Central London in under 30 minutes. It also benefits from a range of residents' facilities on site, including shops, bars, restaurants as well as a residents-only gym and 24hr concierge, and nine acres of green space.

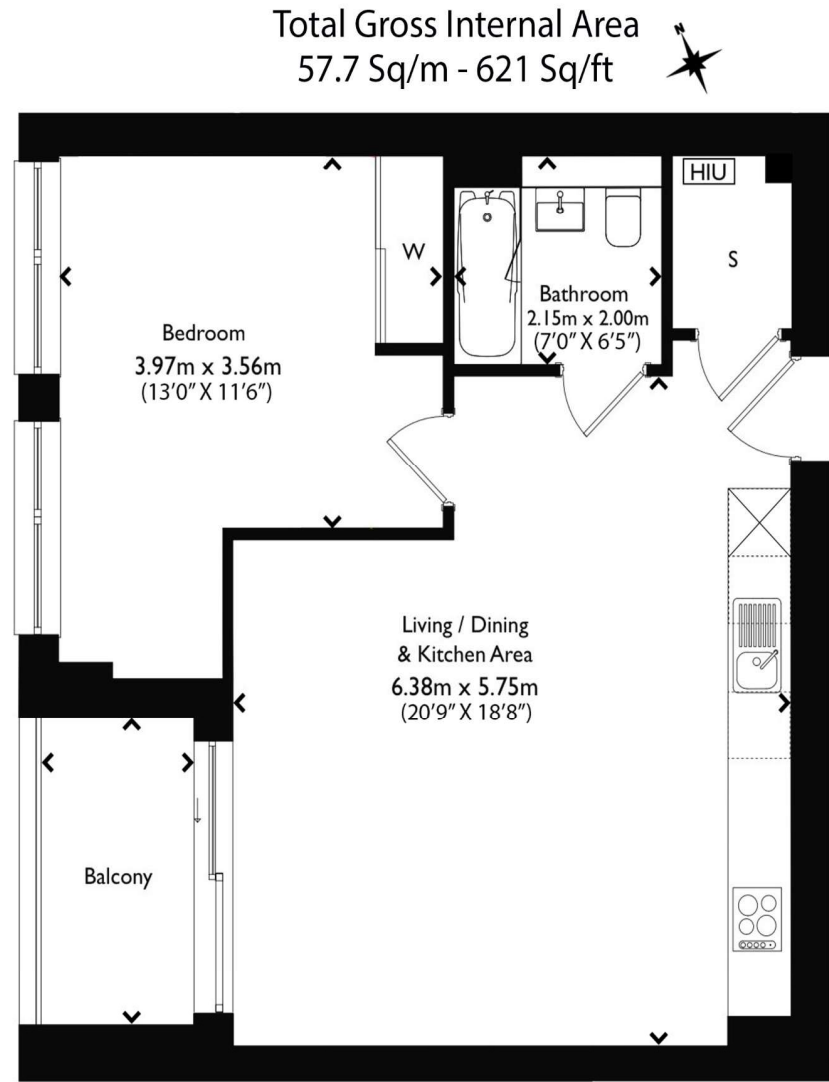




Property Features:

- One Bedroom Stylish Apartment
- One Bathroom
- 621 Square Feet (Approx.)
- Ninth Floor
- West Facing Balcony
- 24 Hour Concierge
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of:	£350,000
Tenure:	Leasehold Expires 31/12/2270 Approximately 246 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2023
Service Charge:	£2,334.24 approx. (per annum) For the year of 2023
Anticipated Rent:	£1,650.00 pcm Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA230031

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W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

