



Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £370,400.

**Benham
& Reeves**

Lismore Boulevard, Colindale Gardens, Colindale, NW9

 1 Bedroom

 1 Bathroom

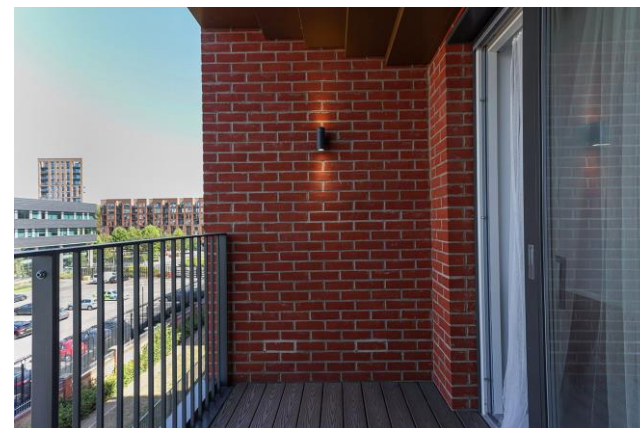
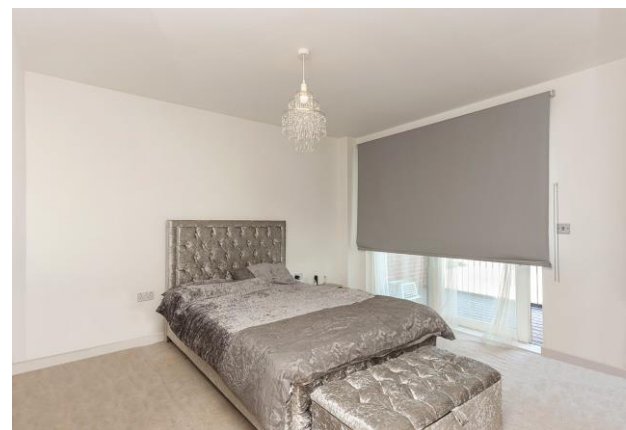
 Leasehold

Ref# BEA220761

Situated on the 3rd floor of Reverence House is this immaculate one bedroom apartment spanning an impressive 576 square feet (approx.). The apartment further benefits from an interior designed kitchen with integrated Siemens appliances, a large double bedroom with integrated wardrobes and access to the private balcony, a stylish 3 piece family bathroom suite which is tiled throughout. Additionally the apartment has engineered wood flooring to hallway, kitchen/living/dining area and carpet to the bedroom.

The Reverence House location makes it the hub for the key amenities at Colindale Gardens, such as the gym and concierge service. With its southerly outlook, Reverence House overlooks the central four-acre park at the heart of Colindale Gardens, which is a green focal point for the community. In total, Colindale Gardens has nine acres of open space in which to meet, relax and enjoy the genial atmosphere of a friendly neighbourhood. It will include walkways, cycle paths, play areas, large open grass areas and tranquil corners with attractive planting and trees. As well as the open space, there are more amenities on the way, such as the new school, cafés and shops, which will all make Colindale Gardens a welcoming and dynamic place to live.

Colindale Gardens is moments away from Colindale Station (Zone 4) which is served by the Northern Line giving you direct links to Central London and offers night tube. Local busses also serve the area.

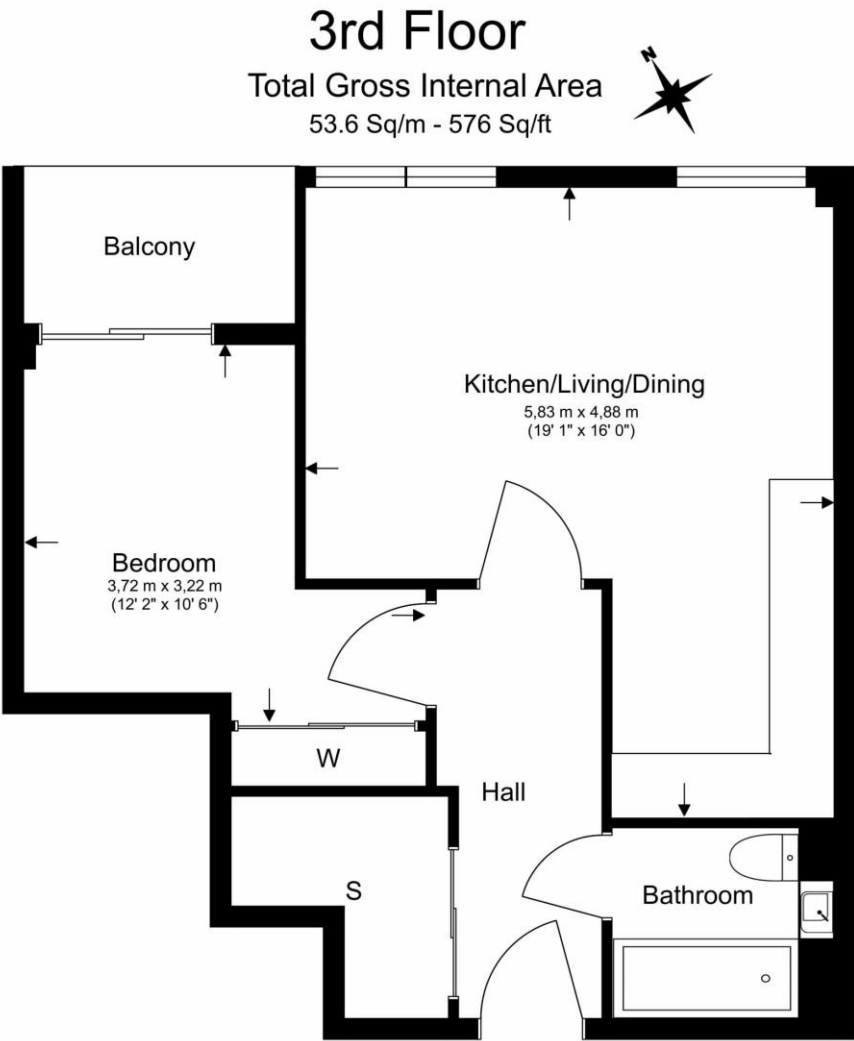




Property Features:

- 1 Bedroom Apartment
- 1 Bathroom
- 576 Sqft (Approx)
- 3rd Floor
- North Facing Aspect
- 24 Hour Concierge
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line, Zone 4)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	

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.

Terms & Conditions:

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

Asking Price: £370,400.

Tenure: Leasehold
Expires 31/12/3015
Approximately 992 Years Remaining

Ground Rent: £200 (per annum)
For the year of 2023

Service Charge: £2991.36 approx. (per annum)
For the year of 2023

Viewings:

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

Our reference: BEA220761

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W: www.benhams.com

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