



Lismore Boulevard, Colindale Gardens, Colindale,
Offers in excess of: £335,000

 Benham
& Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240133

Well presented throughout is this bright and spacious one bedroom, one bathroom apartment on the fifth floor of Holborough House, Colindale Gardens. Spanning a comfortable 534 square feet (approx.) the apartment boasts from a custom designed kitchen with integrated appliances, a spacious living room which is flooded with light from its westerly aspect and has access to a private balcony, a double carpeted bedroom with the added luxury of fitted wardrobes. The apartment also boasts a stylish three piece family bathroom, storage cupboard and access to a roof terrace.

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.

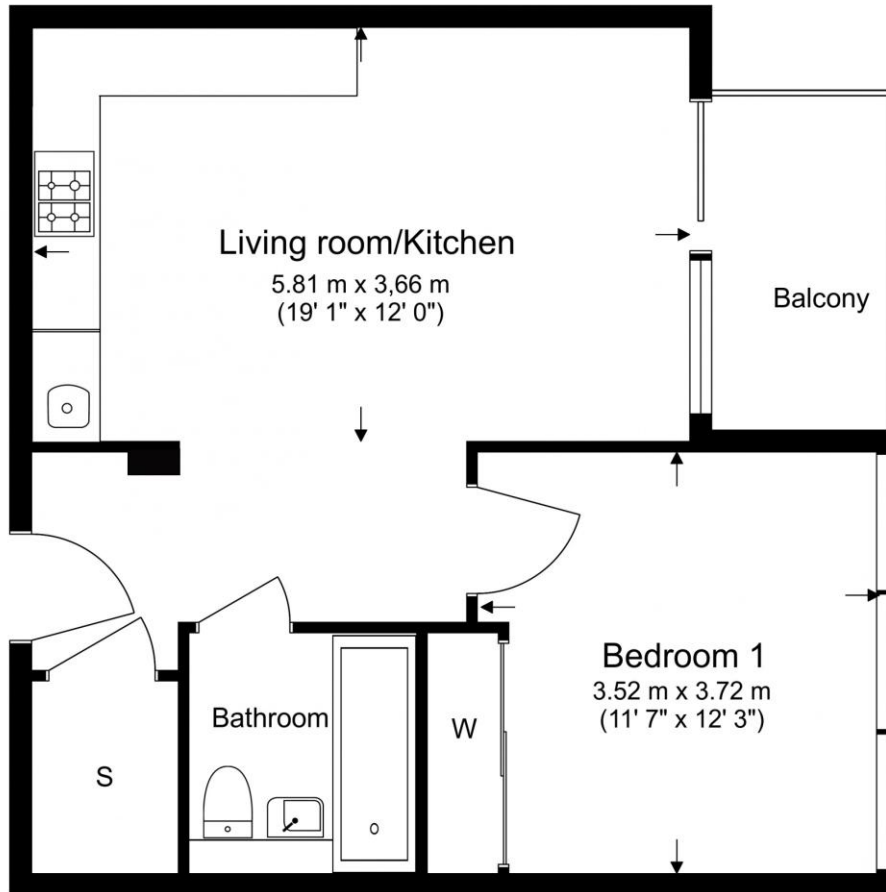




Property Features:

- Stylish One Bedroom Apartment
- Circa. 534 Square Feet
- One Bathroom
- Fifth Floor
- Private West Facing Balcony
- Colindale Tube Station (Northern Line)
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room

Total Gross Internal Area
49.6 Sq/m - 534 Sq/ft



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.

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Tenure: Leasehold
Expires 31/12/2269
Approximately 245 Years Remaining

Ground Rent: £225.00 (per annum)
For the year of 2024

Service Charge: £2,300.00 approx. (per annum)
For the year of 2024

Anticipated Rent: £1,650 pcm
Approx. 5.7% Yield

Viewings:

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

Our reference: BEA240133

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