



Lismore Boulevard, Colindale Gardens, Colindale,
Price Reduced to: £375,000

 Benham
& Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250012

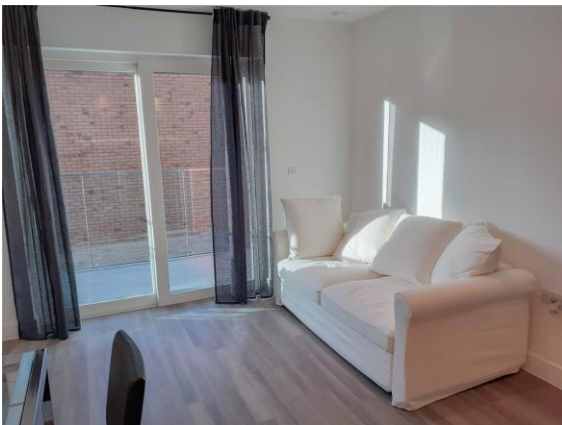
****Parking Included**** A stylish one bedroom apartment which spans a comfortable 452 square feet (approx.). The modern apartment is situated on the second floor and benefits from a fully integrated kitchen with Siemens appliances, a bright and airy open planned kitchen diner which leads out to the south facing balcony overlooking Wembley and beyond. Further benefits include a bright and spacious bedroom with room for a wardrobe, a modern 3-piece family bathroom suite and underfloor heating throughout.

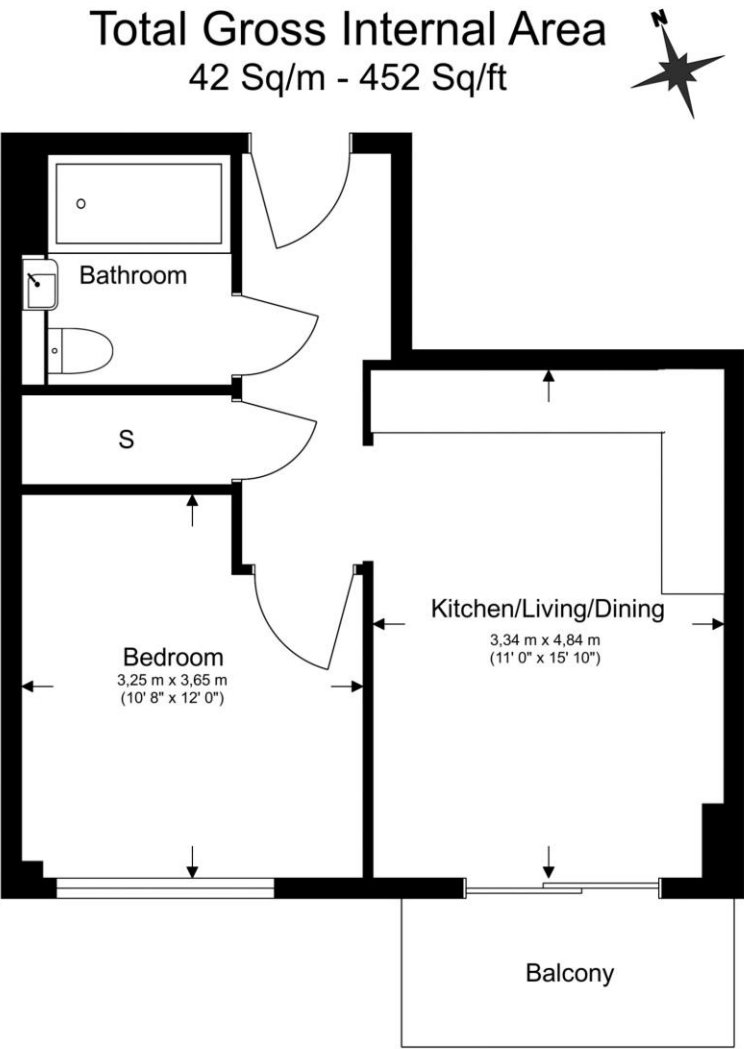
Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting 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:

- Parking Included
- One Bedroom Apartment
- Second Floor
- 452 Square Feet (Approx.)
- South Facing Balcony
- 24 Hour Concierge
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)





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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	

Terms & Conditions:

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

Price Reduced to:	£375,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2025
Service Charge:	£2,000.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,700.00 pcm Approx. 5.4% Yield

Viewings:

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

Our reference: BEA250012

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