



Lismore Boulevard, Colindale Gardens, Colindale,

Price Reduced to: £380,000

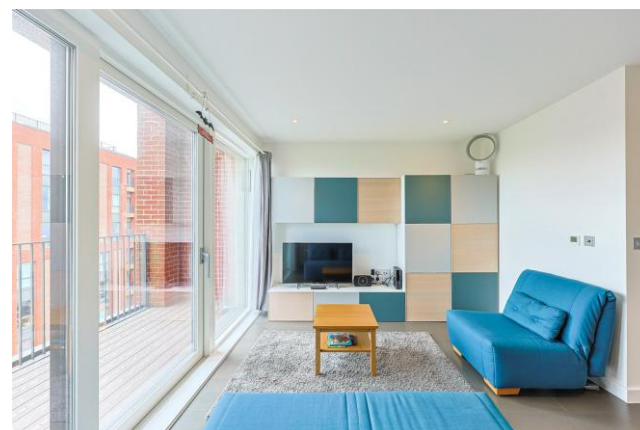
 Benham
& Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A bright and airy one bedroom apartment located on the top (sixth) floor of Reverence House. The property comprises of an impressive 526 square feet (approx.) and benefits from an interior designed kitted kitchen with handleless gloss cabinet doors, a slim line laminate worktop and integrated Siemens appliances including a microwave and dishwasher. The living area is flooded with natural light due to its south facing aspect and can be enjoyed on the private balcony overlooking the four acre parkland. The spacious carpeted bedroom offers a built in wardrobe with sliding mirrored doors. Further benefits include a stylish bathroom suite with porcelain wall and floor tiles, engineered wood flooring with underfloor heating throughout, and Oak veneer apartment entrance and internal doors.

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.

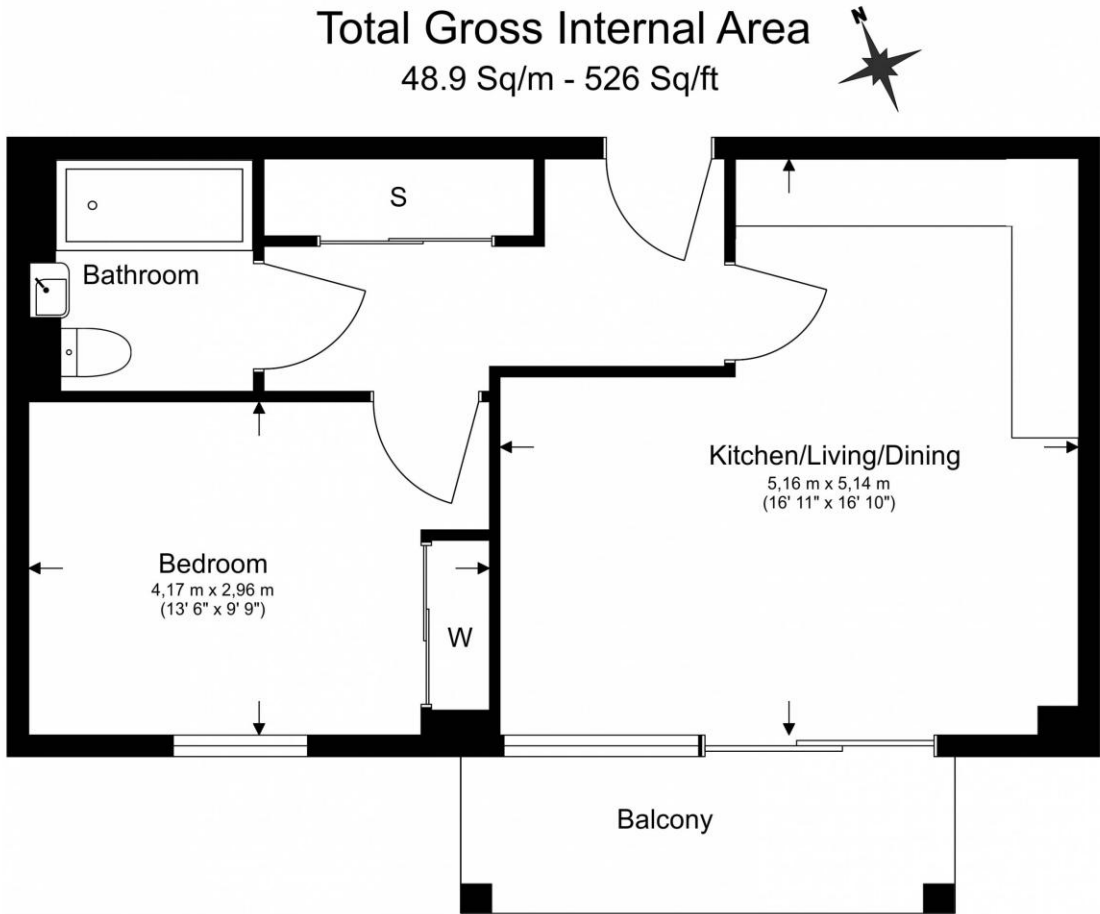


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Property Features:

- Impressive One Bedroom Apartment
- Sixth (Top) Floor
- 526 Square Feet (Approx.)
- South Facing Over Four Acre Park
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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 £380,000
to:

Tenure: Leasehold
Expires 31/12/3015
Approximately 990 Years Remaining

Ground Rent: £400.00 (per annum)
For the year of 2025

Service Charge: £2,658.76 approx. (per annum)
For the year of 2025

Anticipated Rent: £1,800.00 pcm
Approx. 5.7% Yield

Viewings:

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

Our reference: BEA250101

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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