



**Lismore Boulevard, Colindale Gardens, Colindale,**

Price Reduced to: £390,000

 Benham  
& Reeves



# Lismore Boulevard, Colindale Gardens, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250124

A truly unique apartment located in the highly sought after Colindale Gardens development. This stunning circa. 581 square foot one bedroom apartment located on the first floor offers a welcoming entrance hall which leads into the bright and airy open planned kitchen diner boasting a custom designed kitchen with integrated Siemens appliances, stone worktops and custom made island offering ample storage. The kitchen diner can be further expanded by the opening of the sitting room via the sliding frosted doors or kept closed, perfect for visiting guests. The kitchen diner leads out onto the incredibly sized south facing private terrace split between paved tiles and artificial lawn which is easy to upkeep and perfect for summer evenings delight. The well sized bedroom also enjoys a flood of natural light from its southern aspect and also boats a fitted wardrobe and work from home station. The stylish bathroom suite is made up of porcelain wall and floor tiles, bespoke designed vanity wall unit with mirrored door and a white bath with timber effect bath panel. Further benefits of this luxurious home are Amtico Spacia flooring with underfloor heating throughout, utility cupboard offering a washing machine and ample storage, LED downlights to hallway, kitchen/living/dining area and bathroom.

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.



# Lismore Boulevard, Colindale Gardens, Colindale, NW9

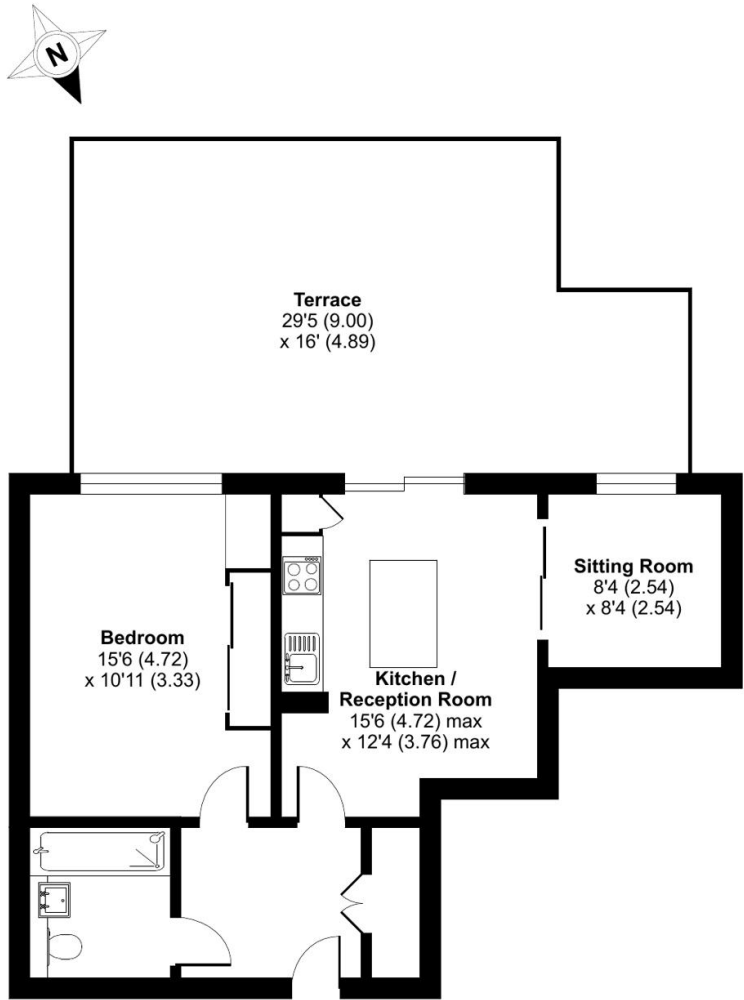


## Property Features:

- Chain Free
- Stunning One Bedroom Apartment
- First Floor
- 581 Square Feet (Approx.)
- South Facing Private Terrace
- Colindale Tube Station (Northern Line)
- 24 Hour Concierge Desk
- Residents Gym, Sauna & Steam

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Approximate Area = 581 sq ft / 54 sq m  
For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:	£390,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2025
Service Charge:	£2,500.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,800.00 pcm Approx. 5.5% Yield

### Viewings:

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

Our reference: BEA250124

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