



**Lismore Boulevard, Colindale Gardens, Colindale,**  
Price Reduced to: £350,000

 Benham  
& Reeves

# Lismore Boulevard, Colindale Gardens, Colindale, NW9

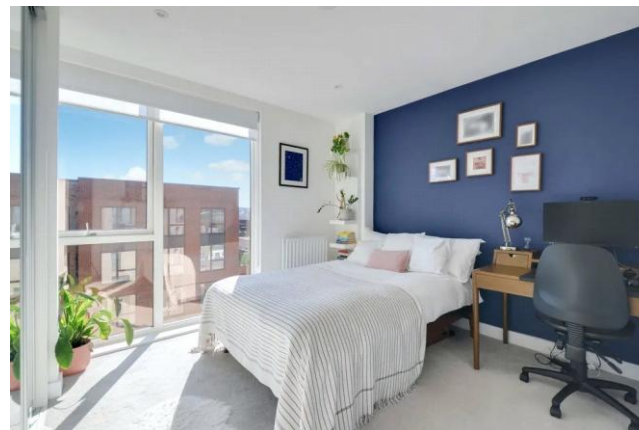
🏠 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

REF#: BEA250165

Well presented throughout is this bright and spacious one bedroom, one bathroom apartment on the sixth floor of Holborough House, Colindale Gardens. Spanning a comfortable 541 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.

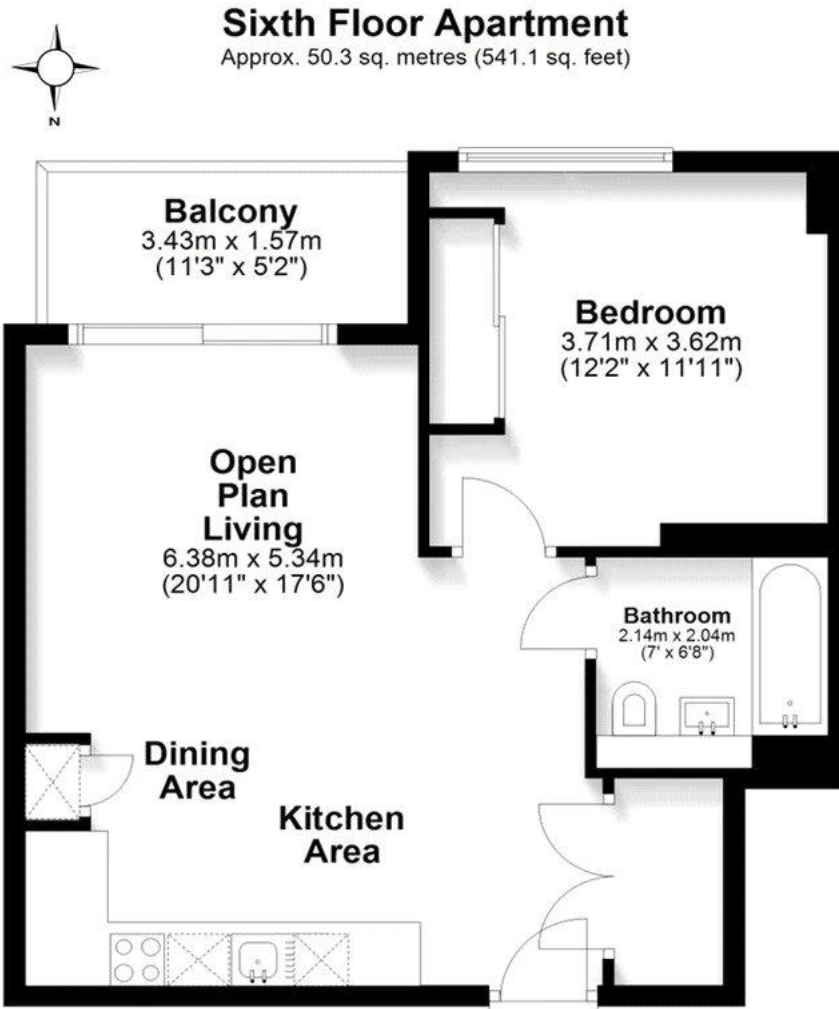
Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting 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. 541 Square Feet
- One Bathroom
- Sixth Floor
- Private South Facing Balcony
- Colindale Tube Station (Northern Line)
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - April 2025

## Terms & Conditions:

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

Price Reduced      £350,000  
to:

Tenure:              Leasehold  
Expires 31/12/2269  
Approximately 244 Years Remaining

Ground Rent:      £300.00 (per annum)  
For the current year of 2025

Service Charge:    £2,479.08 approx. (per annum)  
For the current year of 2025

Anticipated Rent:   £1,750.00 pcm  
Approx. 6.0% Yield

## Viewings:

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

Our reference: BEA250165

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W: [www.benhams.com](http://www.benhams.com)

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