



Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £360,000



Lismore Boulevard, Colindale Gardens, Colindale, NW9

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

****Parking Included**** A stylish one bedroom apartment which spans an impressive 570 square feet (approx.). The modern apartment is situated on the fifth floor and benefits from a fully integrated kitchen with Siemens appliances, a large 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 a fitted 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 five-minute 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. The development offers an excellent selection of resident facilities, including on-site shops, bars and restaurants, a residents-only gym, a 24-hour concierge, nine acres of green space, and exclusive access to communal gardens on the first floor of the building.





Property Features:

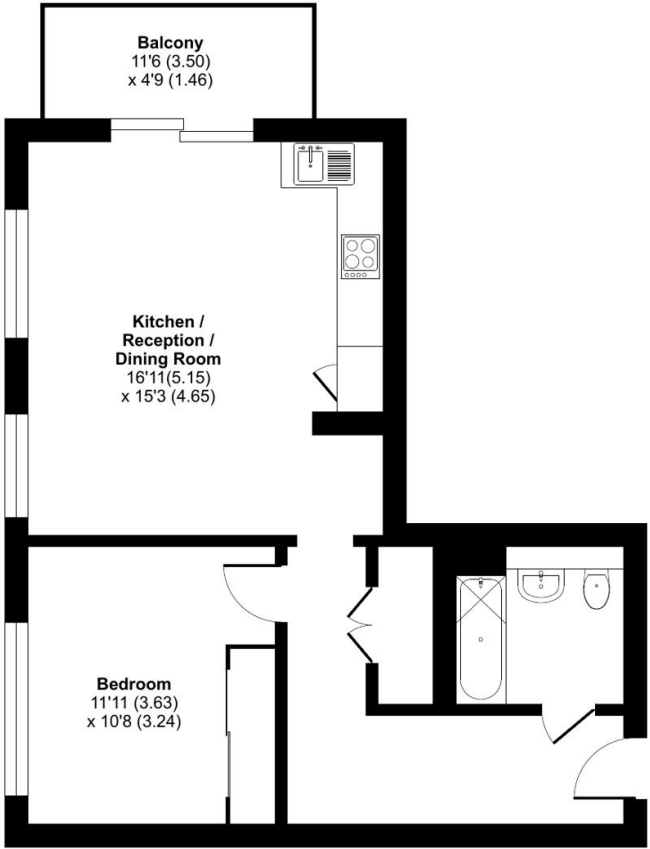
- Modern One Bedroom Apartment
- Secure Parking Space Included
- Fifth Floor
- 570 Square Feet (Approx.)
- Private South Facing Balcony
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)

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Approximate Area = 570 sq ft / 52.9 sq m
For identification only - Not to scale



FIFTH FLOOR

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		

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 31/12/3015
Approximately 989 Years Remaining

Ground Rent: £200.00 (per annum)
For the year of 2026

Service Charge: £2,000.00 (per annum)
For the year of 2026

Anticipated Rent: £1,850.00 pcm
Approx. 6.2% Yield

Viewings:

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

Our reference: BEA260094

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