



Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £475,000

 Benham
& Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240051

Well presented throughout is this bright and spacious two bedroom, one bathroom apartment on the sixth floor of Holborough House, Colindale Gardens. Spanning a comfortable 661 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, two double carpeted bedrooms with bedroom one having the added luxury of fitted wardrobes. The apartment also boasts a stylish three piece family bathroom, a secure parking space and 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.



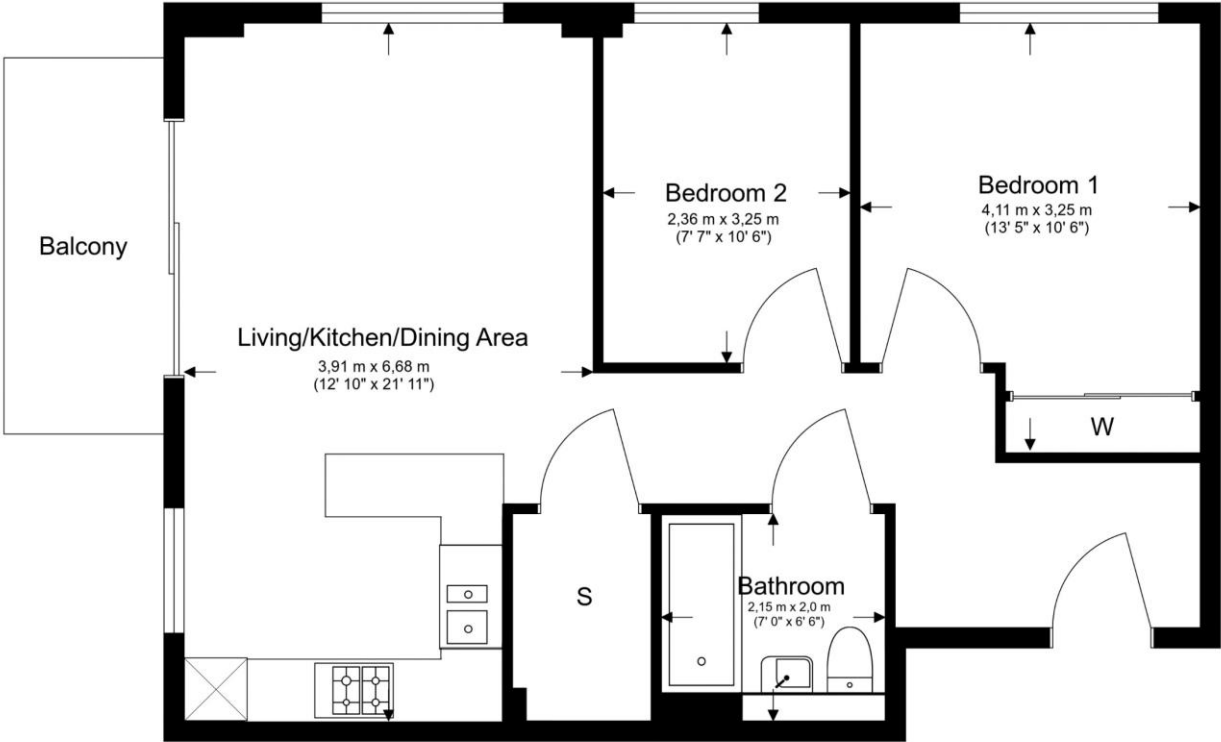


Property Features:

- Parking Included
- Stunning Two Bedroom Apartment
- One Bathroom
- Sixth Floor
- 661 Square Feet (Approx)
- Dual Aspect (South and West)
- 24 Hour Concierge & Gym Access
- Colindale Tube Station (Northern line)



Total Gross Internal Area
61.43 Sq/m - 661.2 Sq/ft



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 | 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.

| | |
|-----------------|--|
| Asking Price: | £475,000 |
| Tenure: | Leasehold Expires 31/12/2268 Approximately 244 Years Remaining |
| Ground Rent: | £350.00 (per annum) For the year of 2024 |
| Service Charge: | £2,585.88 approx. (per annum) For the Year of 2024 |

Viewings:

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

Our reference: BEA240051

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