



Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £440,000

 Benham
& Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250174

A fantastic opportunity to own a stylish and modern two-bedroom apartment in the heart of the thriving Colindale Gardens development. This bright and spacious second-floor apartment in Holborough House includes a secure allocated parking space and access to a residents-only gym, making it perfect for professionals, couples, or investors alike.

Offering 661 square feet (approx.) of well-designed living space, the apartment features a custom-designed kitchen with integrated appliances, a spacious open-plan living area bathed in natural light thanks to its westerly aspect, and a private balcony perfect for relaxing. Both bedrooms are doubles with plush carpeting, and the principal bedroom includes fitted wardrobes. A contemporary three-piece family bathroom and access to a roof terrace complete the package.



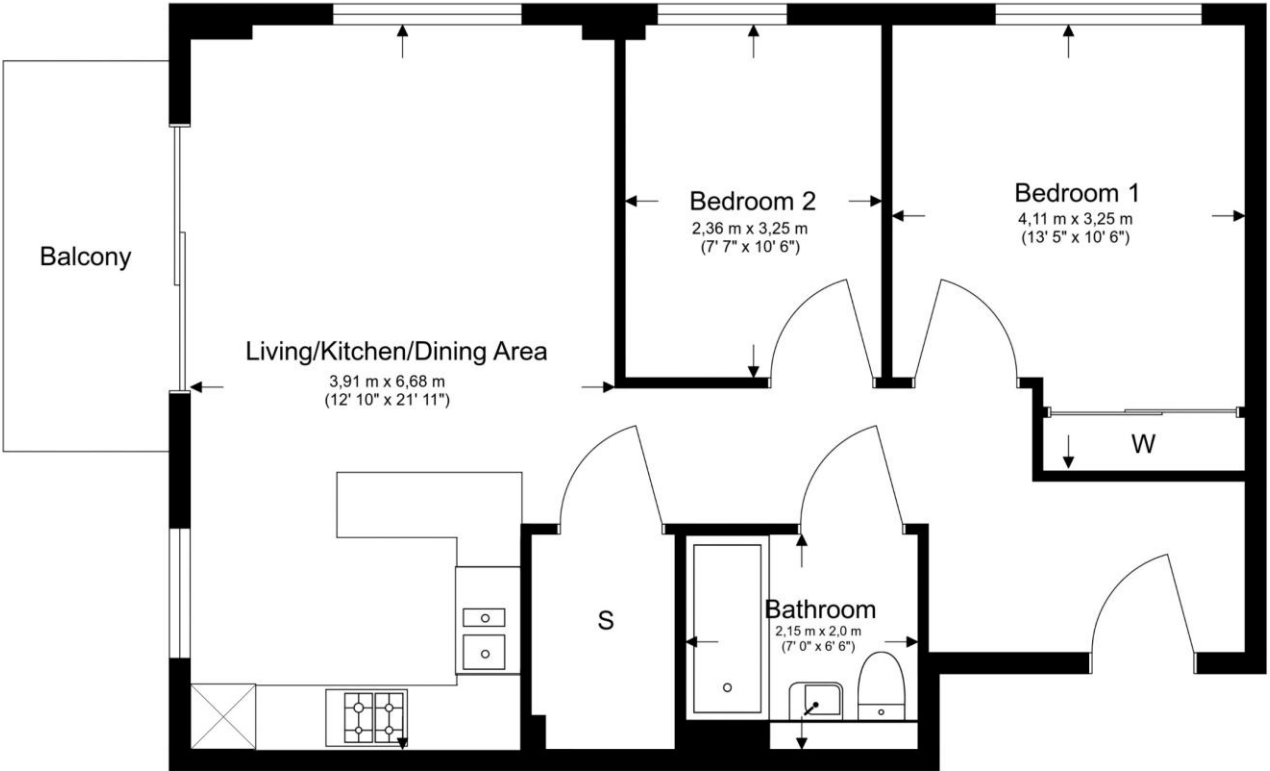
Lismore Boulevard, Colindale Gardens, Colindale, NW9



Property Features:

- Parking Included
- Stunning Two Bedroom Apartment
- One Bathroom
- Second Floor
- 661 Square Feet (Approx)
- Dual Aspect (North 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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.

Asking Price:	£440,000
Tenure:	Leasehold Expires 31/12/2269 Approximately 244 Years Remaining
Ground Rent:	£350.00 (per annum) For the year of 2025
Service Charge:	£2,916.96 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.5% Yield

Viewings:

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

Our reference: BEA250174

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

