



Lismore Boulevard, Colindale Gardens, Colindale,
Offers in excess of: £410,000

 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.



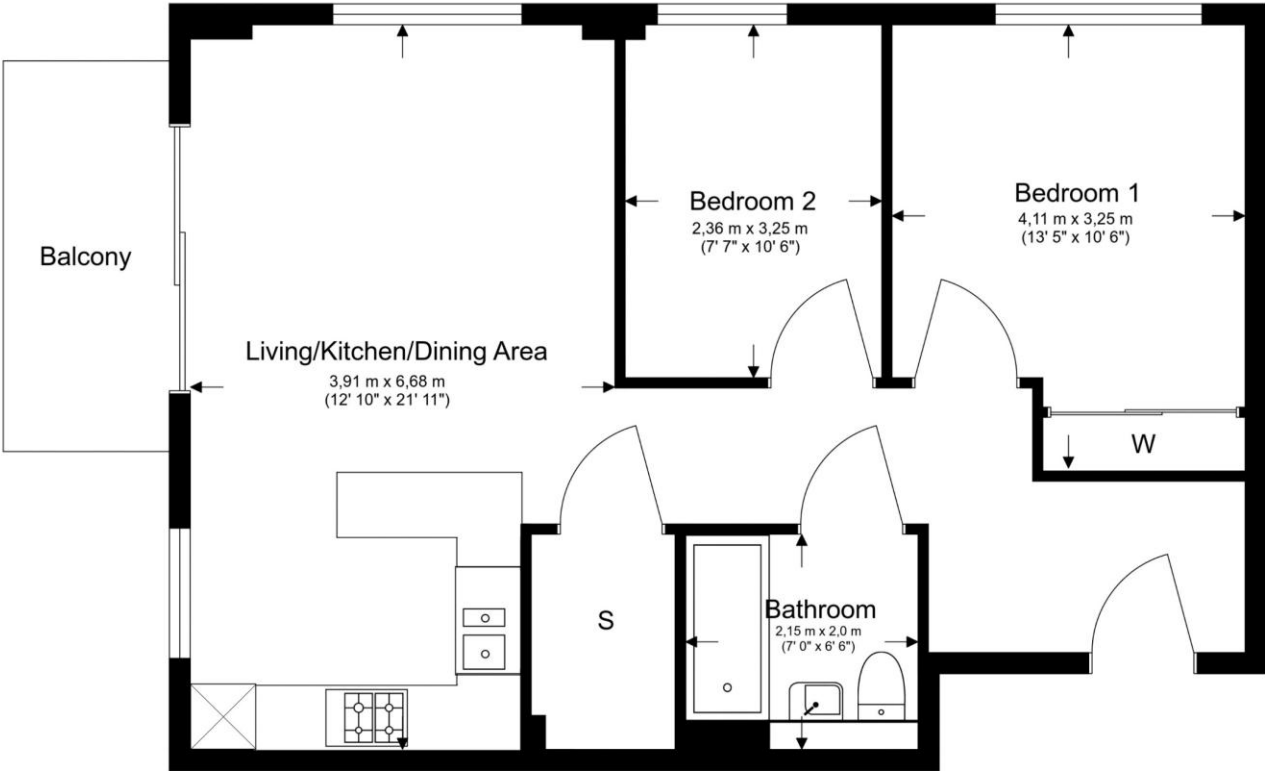


Property Features:

- 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



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		

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.

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 31/12/2269
Approximately 243 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. 5.9% 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

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