



**Lismore Boulevard, Colindale Gardens, Colindale,**  
Offers in Excess of: £645,000

**Benham  
& Reeves**



# Lismore Boulevard, Colindale Gardens, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEA240061

A larger than average 3 bedroom apartment in the highly sought after Colindale Gardens development. The apartment spans an impressive 1082 square feet (approx.) and boasts from an open planned kitchen/living room – The kitchen is interiorly designed with fully fitted Siemens appliances and made up of gloss cabinet doors with soft close, handle-less design, feature lighting and slim line laminate worktop. The living room which is flooded with natural light leads out onto the south west facing balcony overlooking the private courtyard surrounded by soothing landscaping. All 3 double bedrooms face north east with bedrooms 1 and 2 benefiting from access to the balcony. Bedroom 1 also benefits from an ensuite and fitted wardrobes.

The Park Collection's central location makes it the hub for the key amenities at Colindale Gardens; a 24 hour concierge service, which is located in a boutique hotel style reception area. You can rely on the concierge to greet your visitors, receive deliveries, and carry out countless other little services to help life run more smoothly. The Colindale Gardens residents' gym is also situated within

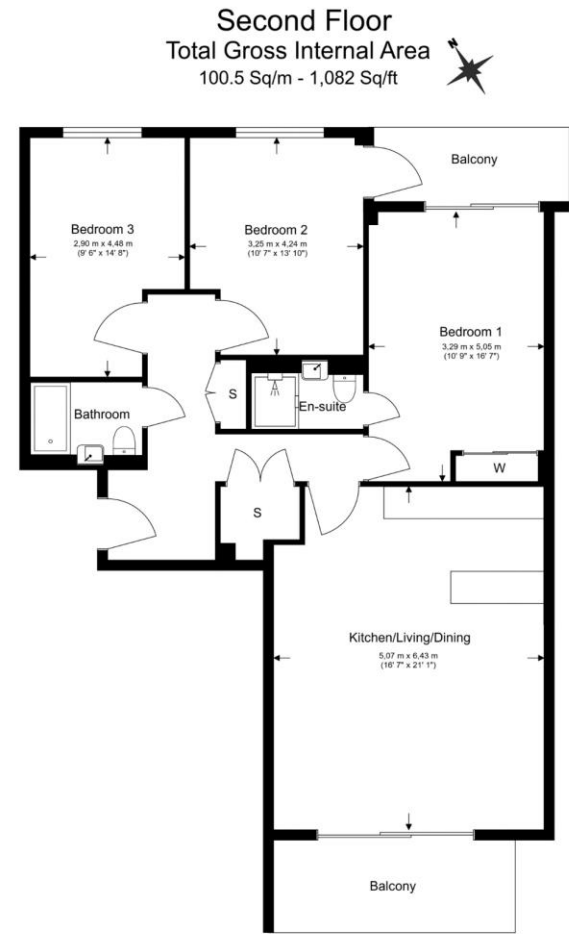
The Park Collection. Regular exercise is now simply a matter of taking the lift to the ground floor and getting started on your workout with the cardio machines and weights that the gym is equipped with. The gym also includes a sauna and a steam room.





## Property Features:

- Three Bedroom Apartment
- Two Bathrooms
- Second Floor
- 1082 Square Feet (Approx.)
- 24 Hour Concierge
- Residents Gym
- Sauna & Steam Room
- Colindale Tube Station (Northern Line)



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	87	87
(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.

Offers in Excess of: £645,000

Tenure: Leasehold  
Expires 31/12/3014  
Approximately 990 Years Remaining

Ground Rent: £400.00 (per annum)  
For the year of 2023

Service Charge: £3,840.32 approx. (per annum)  
For the year of 2023

## Viewings:

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

Our reference: BEA240061

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

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

