



Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £650,000



Lismore Boulevard, Colindale Gardens, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Immaculately presented throughout is this third floor apartment boasting 952 (approx.) square feet of luxury living space. The property consists of a custom designed kitchen with integrated Siemens appliances, an open planned reception room which is flooded with natural light from its south facing aspect, three well sized bedrooms all benefiting from wood flooring with the principle bedroom having the added luxury of built in wardrobes and ensuite shower room. Additional benefits of this superb home include a stylish family bathroom, a utility cupboard with ample storage, a storage cupboard accessible via the private balcony, and a secure allocated parking space with EV charging point.

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. There's also an exciting range of amenities on site, including a gym and a 24 hour concierge. There are plans for a new primary school, local shops, cafés and restaurants. Residents enjoy an astonishing amount of green space, with a glorious four acre park, walkways and attractive landscaping. Colindale London Underground station is currently undergoing improvement, making getting around by public transport even more convenient. The underground is also now running through the night on Fridays and Saturdays.





Property Features:

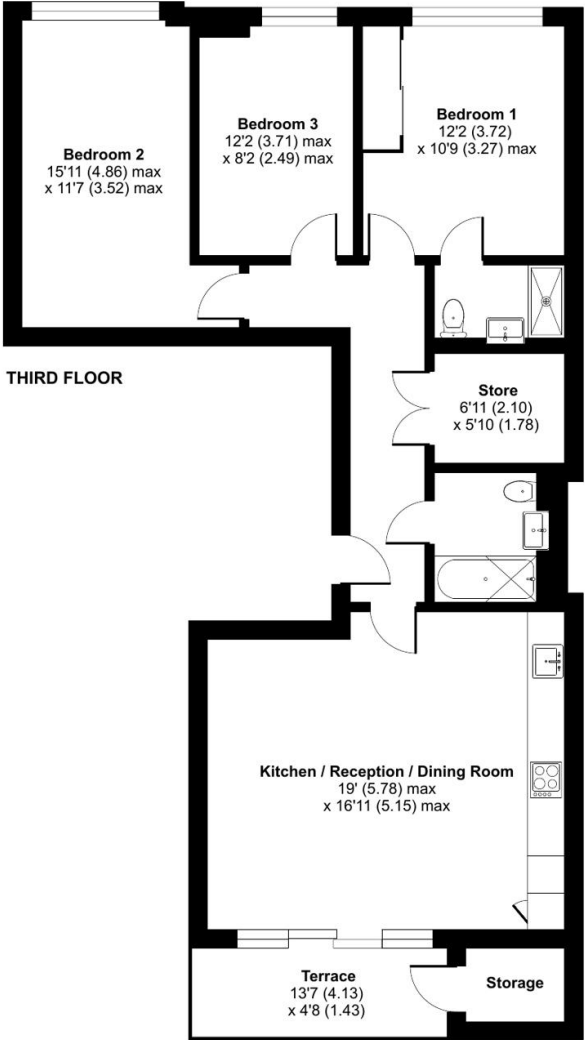
- Immaculate Three Bedroom Apartment
- 952 Square Feet (Approx.)
- Secure Allocated Parking With EV Charging
- South Facing Balcony Overlooking 4 Acre Park
- Two Bathrooms
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)

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Approximate Area = 952 sq ft / 88.4 sq m
For identification only - Not to scale



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:	£650,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£400.00 (per annum) For the year of 2026
Service Charge:	£4,500.00 (per annum) For the year of 2026
Anticipated Rent:	£3,000.00 pcm Approx. 5.5% Yield

Viewings:

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

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