



Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £700,000

 Benham
& Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: CHD250022

Immaculately presented throughout is this bright and airy three bedroom apartment situated on the eighth floor of Citrine House, Colindale Gardens. The property is built up of circa. 954 square feet and boasts a fully integrated matt finish kitchen with Siemens appliances, slimline laminate worktop and painted glass splashback. The open planned kitchen diner leads out to the private balcony facing south east. All bedrooms share the same Amtico Spacia flooring as the living areas, with bedroom one and two having the added luxury of fitted wardrobes. Bedroom one also further benefits from an ensuite shower room - the ensuite and family bathroom are stylishly fitted with Porcelanosa wall and floor tiles, mirrored vanity wall unit and polished chrome electric heated towel rail. Further benefits include a unit cupboard with ample storage, valid LABC building warranty, an allocated car space with EV charging and a long lease remaining.

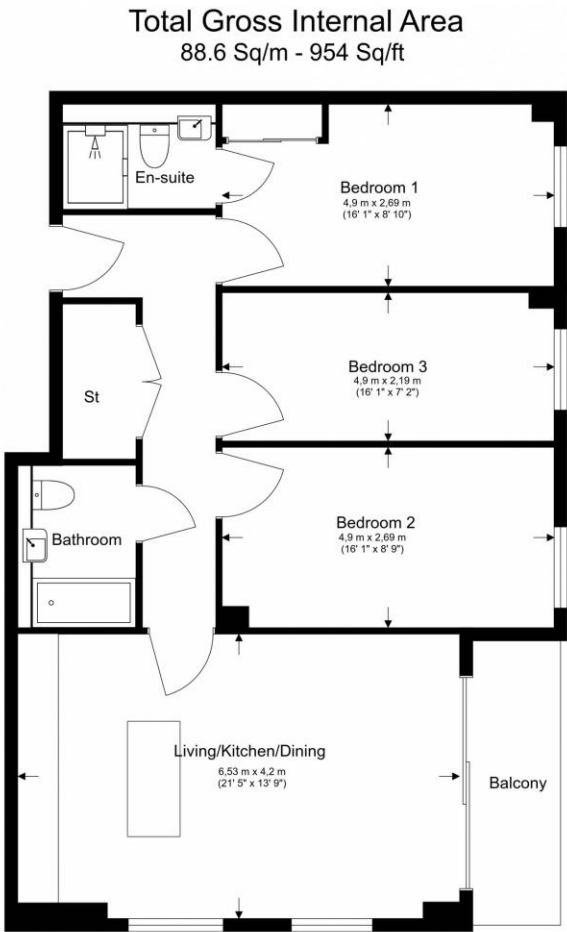
Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. There's also an exciting range of amenities on site, including a gym and a 24 hour concierge. There are plans for a 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:

- Chain Free
- Three Bedroom Apartment
- Two Bathrooms
- 954 Square Feet (Approx.)
- Eighth Floor
- Allocated Car Space with EV Charger
- South East Aspect With Private Balcony
- 24 Hour Concierge Desk & Residents Gym



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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.

Asking Price:	£700,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,170.64 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,800.00 pcm Approx. 4.8% Yield

Viewings:

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

Our reference: CHD250022

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