



Lismore Boulevard, Colindale Gardens, NW9

Asking Price: £680,000

 Benham
& Reeves

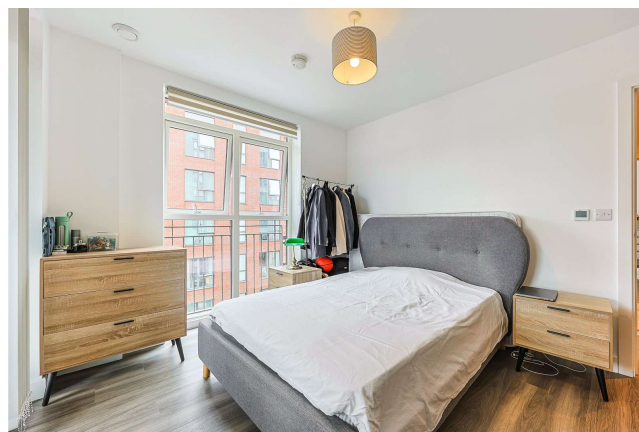
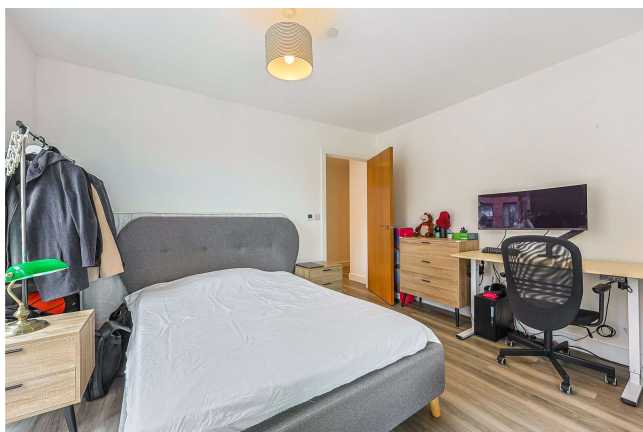
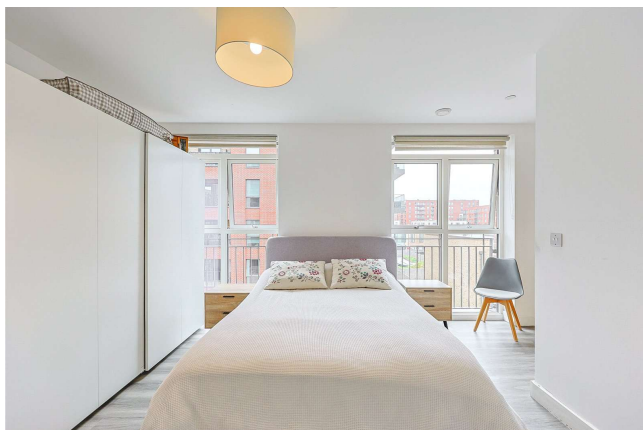
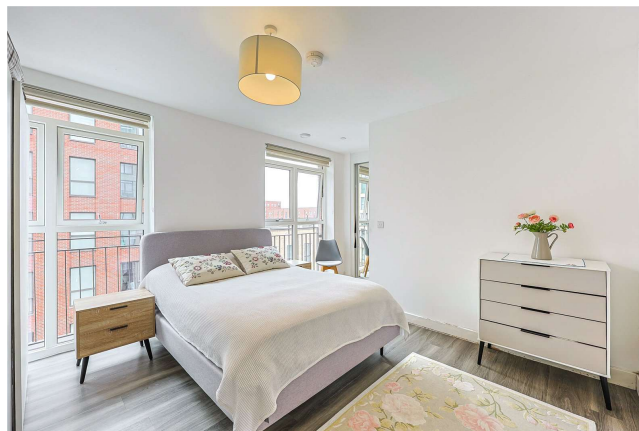
Lismore Boulevard, Colindale Gardens, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the third floor is this bright and spacious three bedroom, two bathroom apartment spanning a generous 1005 square feet (approx.). The apartment boasts from Amtico Spacia flooring to kitchen, living, dining areas and hallway. The interior designed kitchen is fully integrated with Siemens appliances, slimline laminate worktop and matt cabinet doors with softclose, handle-less design and under cupboard lighting. The spacious living room benefits from windows facing North and East allowing the room to be flooded with natural light. All three bedrooms are carpeted and have east facing windows. Bedroom one has the added luxury of a built in wardrobe and en-suite shower room.

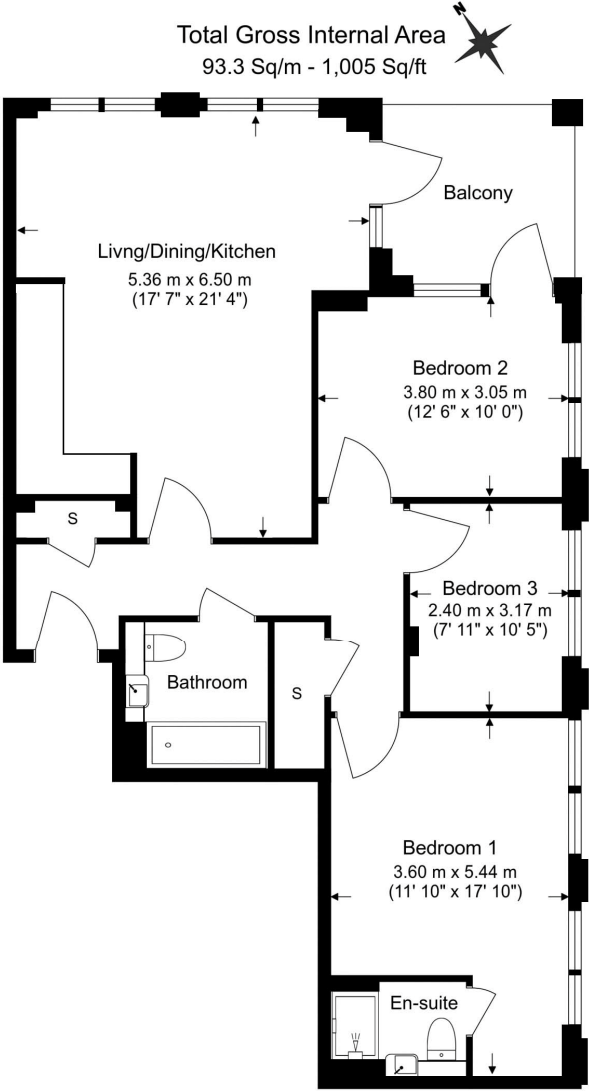
Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting Colindale to Central London in under 30 minutes. It also benefits from a range of residents' facilities on site, including shops, bars, restaurants as well as a residents-only gym and 24hr concierge, and nine acres of green space.





Property Features:

- Secure Parking Space
- Three Bedroom Apartment
- Two Bathrooms
- Private Balcony
- 1005 Square Feet (Approx)
- Third Floor
- Residents Only Gym & Concierge Service
- Colindale Tube Station – Northern Line



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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.

Asking Price:	£680,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£0.00 (per annum) Peppercorn
Service Charge:	£3,316.44 (per annum) for the year 2025
Anticipated Rent:	£2,500.00 pcm Approx. 4.4% Yield

Viewings:

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

Our reference: CHD250034

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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

