



**Lismore Boulevard, Colindale Gardens, Colindale,**  
Price Reduced to: £340,000

 Benham  
& Reeves

# Lismore Boulevard, Colindale Gardens, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240062

Spanning a sizeable 538 square feet (approx.) is this third floor, one bedroom apartment. This stylish home benefits from a custom designed kitchen with fully integrated appliances, a spacious bedroom with fitted wardrobes, 3 piece family bathroom and ample room for storage. The private balcony and windows face east overlooking the podium gardens and allows natural light to flood throughout the rooms.

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.



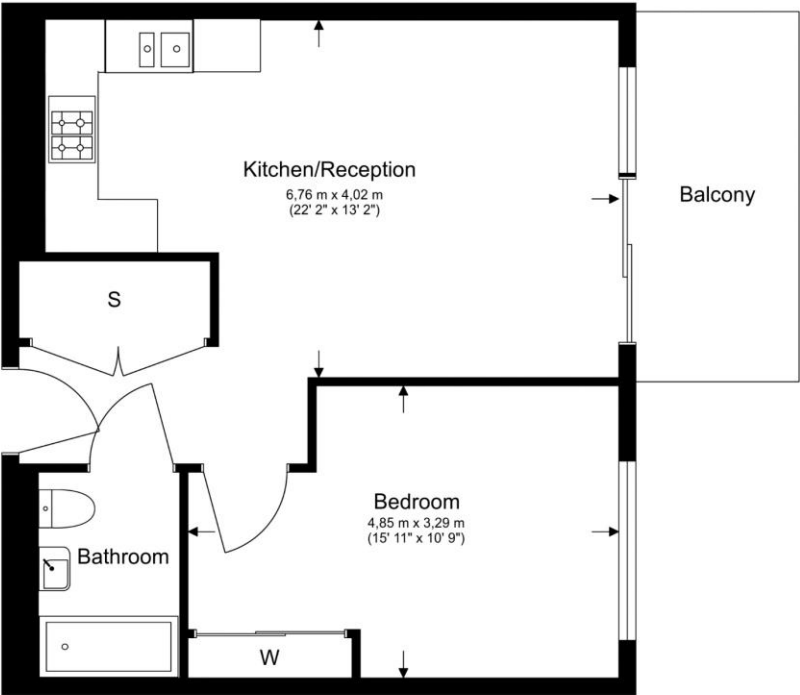


## Property Features:

- Stylish One Bedroom Apartment
- One Bathroom
- Third Floor
- 538 Square Feet (Approx)
- East Aspect Overlooking Podium Gardens
- 24 Hour Concierge
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)



**Third Floor**  
 Total Gross Internal Area  
 49.9 Sq/m - 538 Sq/ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced      £340,000

to:

Tenure:              Leasehold  
Expires 31/12/2268  
Approximately 244 Years Remaining

Ground Rent:      £300.00 (per annum)  
For the year of 2024

Service Charge:    £2,208 approx. (per annum)  
For the year of 2024

## Viewings:

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

Our reference: BEA240062

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