



# Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £580,000

 Benham  
& Reeves

# Lismore Boulevard, Colindale Gardens, Colindale, NW9

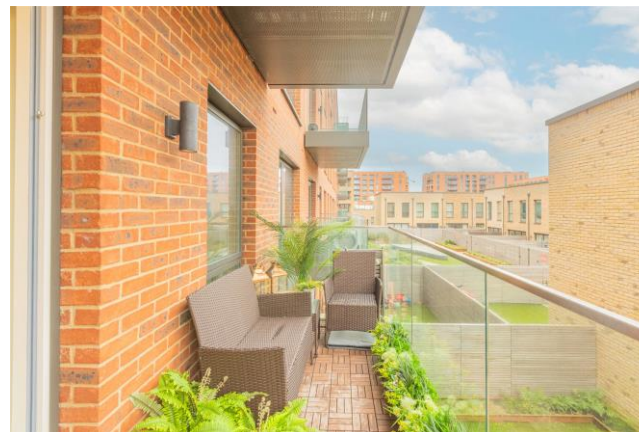
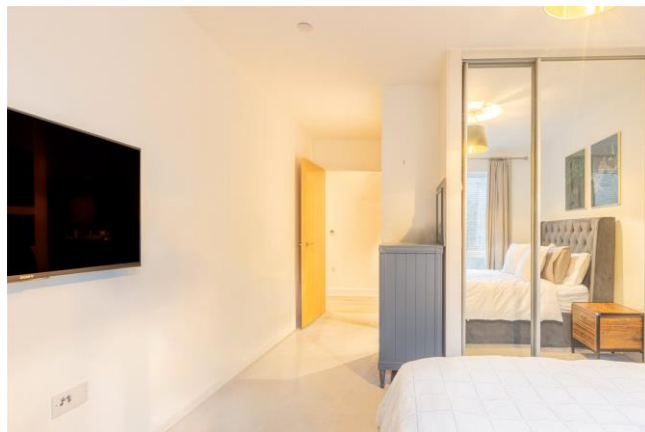
🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

Ref# BEA240005

Situated on the second floor of this modern block is this luxurious two bedroom, two bathroom apartment spanning a comfortable 800 square feet (approx.). The apartment boasts from a stylish custom designed kitchen with integrated Siemens appliances. The living room offers ample space and is flooded with natural light from its dual aspect and south facing private balcony. Both bedrooms are carpeted with bedroom one having the added benefit of built in wardrobes and a fully tiled ensuite shower room. The three piece family bathroom suite is also fully tiled and enjoys a white steel bath with timber effect bath panel with feature LED lighting. Further benefits include engineered wood flooring to hallway, kitchen/ living/dining area (Underfloor heating), 990 year lease, and a secure gated parking bay.

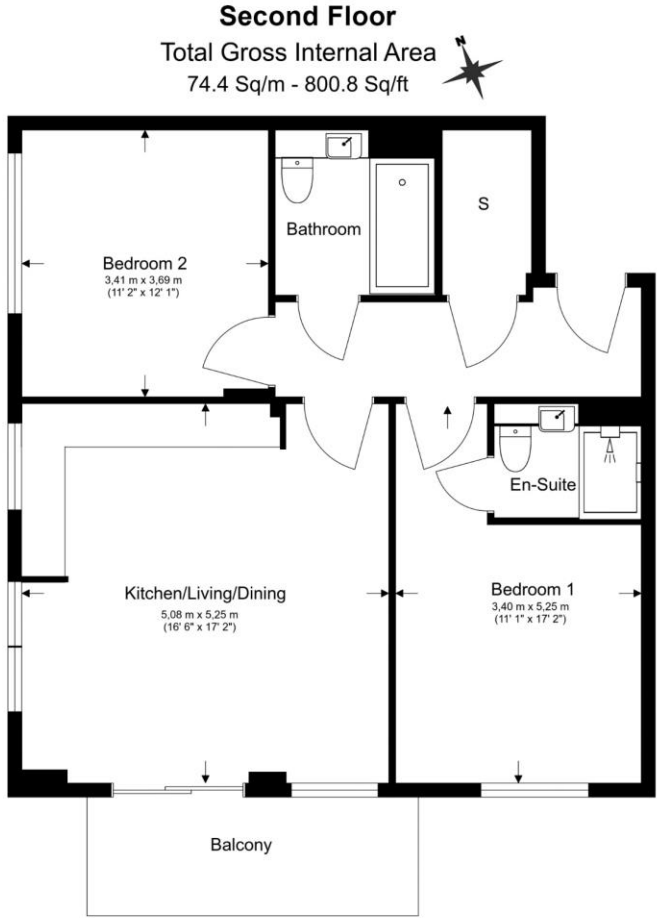
Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting 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 Gated Parking Space Included
- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- 800 Square Feet (Approx)
- 24 Hour Concierge Desk
- Residents Only 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | <b>86</b>               | <b>86</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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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.

Asking Price: £580,000

Tenure: Leasehold  
Expires 31/12/3015  
Approximately 991 Years Remaining

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

Service Charge: £3,184.00 approx. (per annum)  
For the year 2024

Anticipated Rent: £2,300.00 pcm  
Approx. 4.8% Yield

## Viewings:

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

Our reference: BEA240005

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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

