



Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £575,000

Benham
& Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250034

Immaculately presented throughout is this bright and airy two bedroom apartment situated on the fourth floor of Citrine House, Colindale Gardens. The property is built up of circa. 800 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 west overlooking the landscaped courtyard. Both bedrooms are fitted with carpets with bedroom one having the added benefit of built in wardrobes and ensuite shower room. The ensuite shower room 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 Amtico Spacia flooring to kitchen/ living /dining areas and hallway, valid LABC building warranty and a long lease remaining.

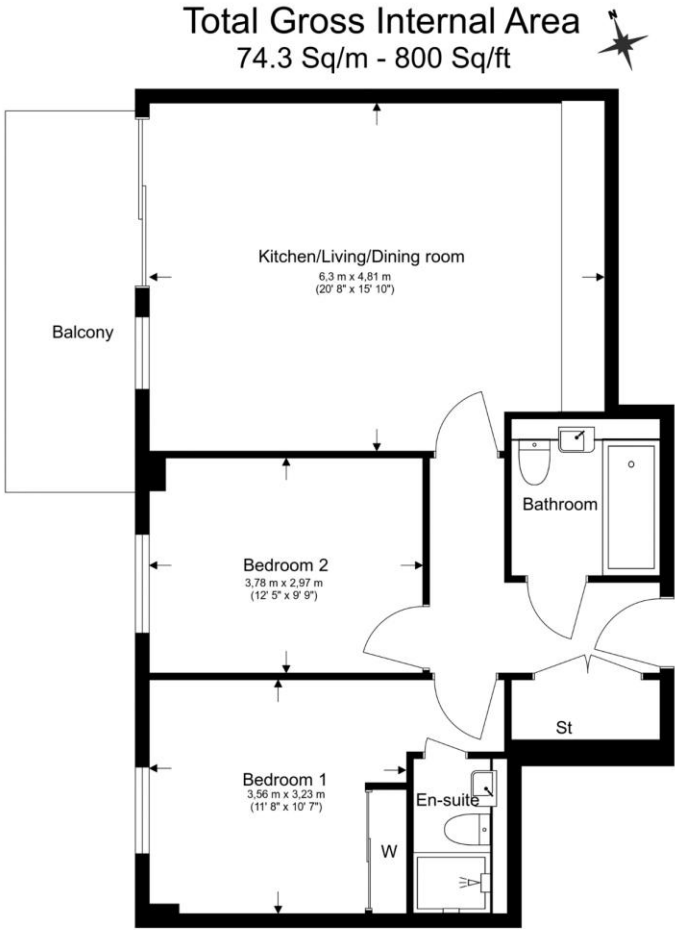
Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. There's also an exciting range of amenities on site, including a gym and a 24 hour concierge. There are plans for a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

- Stylish Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- 800 Square Feet (Approx.)
- West Facing Aspect
- Colindale Tube Station (Northern Line)
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room



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	86	86
(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:	£575,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,132.98 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,300.00 pcm Approx. 4.8% Yield

Viewings:

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

Our reference: BEA250034

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