



Lismore Boulevard, Colindale, NW9

Price Reduced to: £646,000

 Benham
& Reeves

Lismore Boulevard, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#BEA240238

Situated on the second floor of Serenity House, Colindale Gardens is this three bedroom, two bathroom apartment spanning a comfortable 942 square feet (approx.). Facing south over the beautifully kept parkland allows the property to be flooded with natural light. The property benefits from a custom designed kitchen with integrated appliances, two modern bathroom suites and the right to park for one car in the secure carpark.

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.

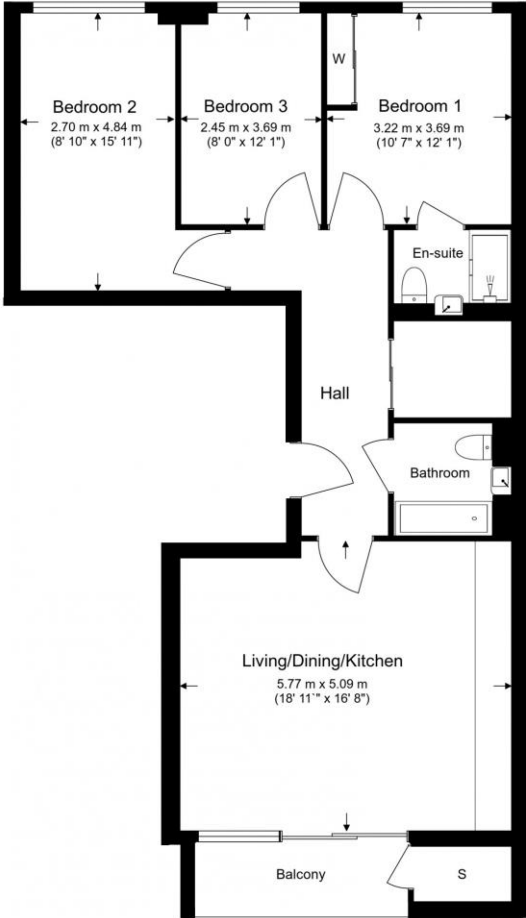




Property Features:

- Secure Allocated Parking
- Stylish Three Bedroom Apartment
- Two Bathrooms
- 942 Square Feet (Approx.)
- Second Floor
- South Facing With Views Over Parkland
- 24 Hour Concierge and Residents Only Gym
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
87.5 Sq/m - 942 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	



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.

Price Reduced £646,000
to:

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

Ground Rent: £400.00 (per annum)
For the year of 2024

Service Charge: £4,500.00 approx. (per annum)
For the year of 2024

Anticipated Rent: £3,000.00 pcm
Approx. 5.6% Yield

Viewings:

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

Our reference: BEA240238

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