

Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £325,000

Benham & Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

1 Bedroom (s) 1 Bathroom (s) Leasehold

Allocated Car Space Included Well presented throughout is this bright and spacious one bedroom, one bathroom apartment on the second floor of Holborough House, Colindale Gardens. Spanning a comfortable 534 square feet (approx.) the apartment boasts from a custom designed kitchen with integrated appliances, a spacious living room which is flooded with light from its eastern aspect and has access to a private terrace, a double carpeted bedroom with the added luxury of fitted wardrobes. The apartment also boasts a stylish three piece family bathroom, storage cupboard and access to a roof terrace.

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.



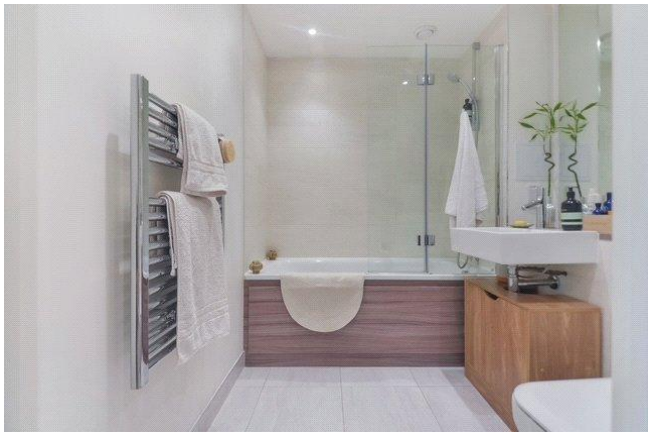




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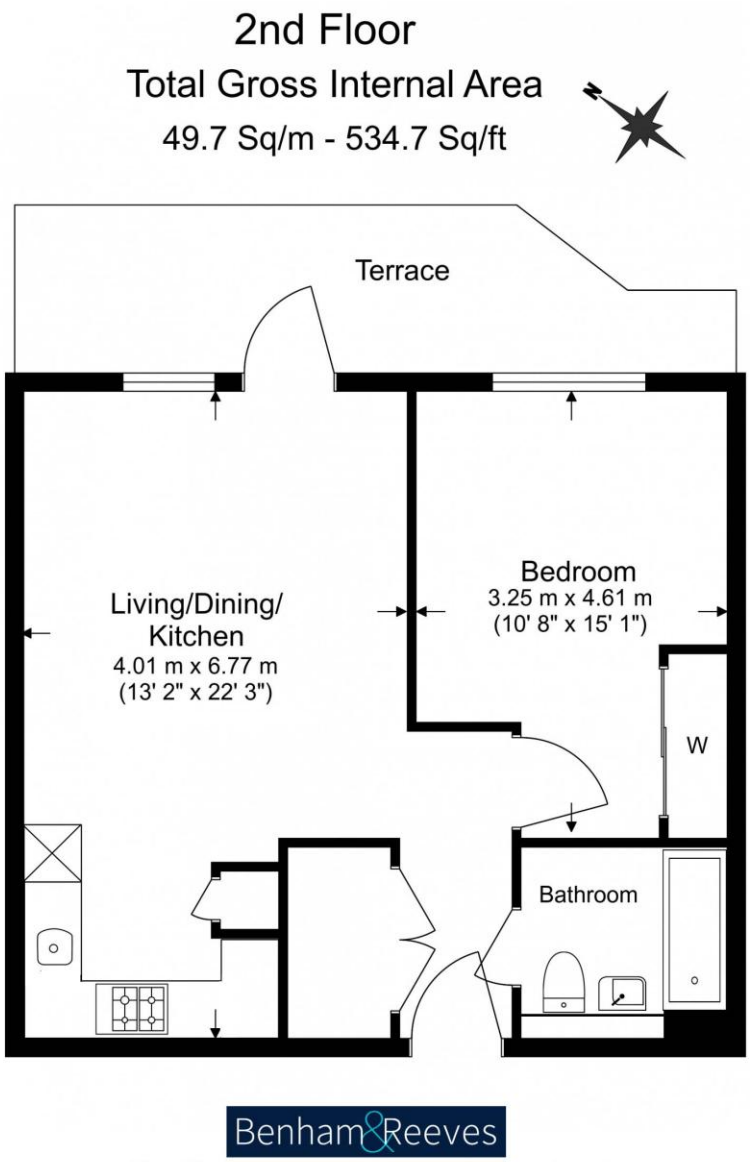




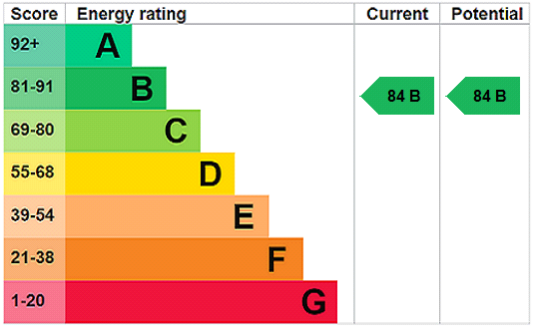

Property Features:

- Allocated Car Space Included
- Stylish One Bedroom Apartment
- 534 Square Feet (Approx)
- Second Floor
- Private East Facing Terrace
- Colindale Tube Station (Northern Line)
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room

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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.



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Terms & Conditions:

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

Asking Price:	£325,000
Tenure:	Leasehold Expires 31/12/2269 Approximately 243 Years Remaining
Ground Rent:	Nil for shared ownership. Approximately £225 per annum for 100% ownership
Service Charge:	£2,397.00 (per annum) For the year of 2026
Anticipated Rent:	£1,750.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: BEA260055

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