

Lismore Boulevard, Colindale Gardens, Colindale,

Offers Over: £600,000

Benham & Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

3 Bedroom (s) 2 Bathroom (s) Leasehold

A superb three bedroom apartment situated on the fourth floor of Citrine House, Colindale Gardens. This bright and airy property is built up of 954 square feet (approx.) 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 east. All bedrooms share the same Amtico Spacia flooring as the living areas, with bedroom one and two having the added luxury of fitted wardrobes. Bedroom one further benefits from an ensuite shower room - the ensuite 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 a unit cupboard with ample storage, valid LABC building warranty, an allocated car space 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.







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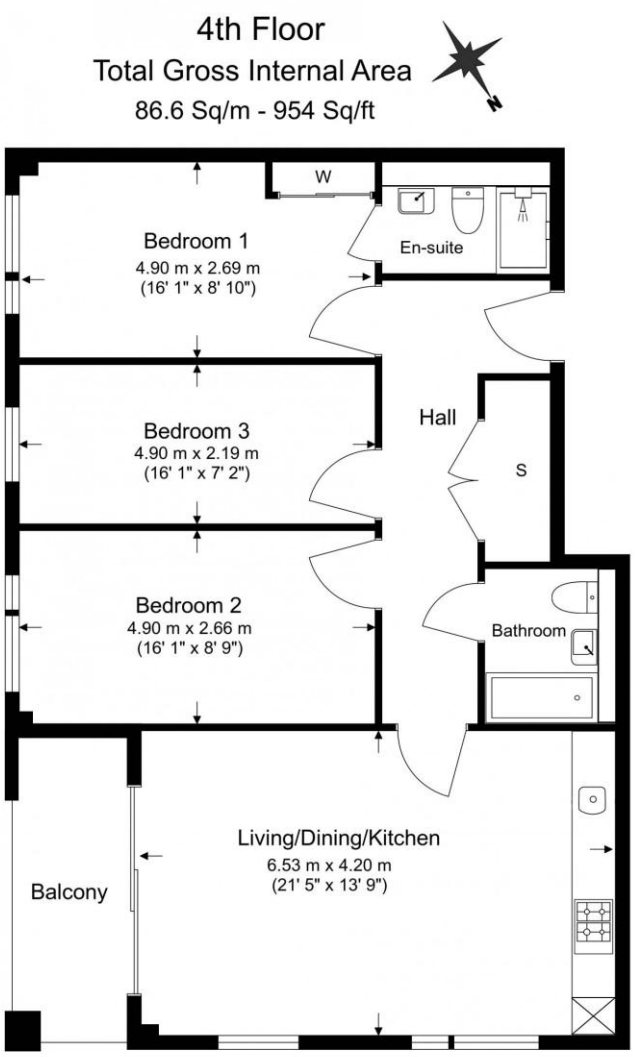




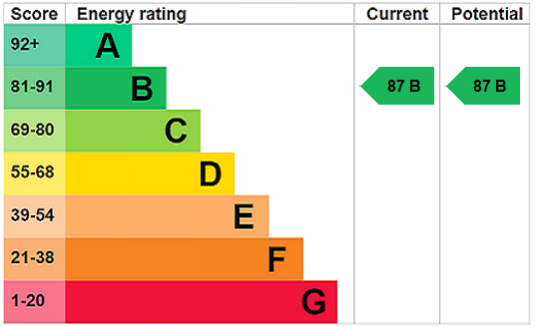

Property Features:

- Secure Allocated Parking
- Superb Three Bedroom Apartment
- Two Bathrooms
- 954 Square Feet (Approx.)
- Fourth Floor
- East Facing
- 24 Hour Concierge Desk & Residents Gym
- Colindale Tube Station (Northern Line)

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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.

Offers Over:	£600,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£3,036.54 (per annum) For the year of 2026
Anticipated Rent:	£2,800.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: CHD260010

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