

Lismore Boulevard, Colindale Gardens, Colindale,

Asking Price: £550,000

Benham & Reeves

Lismore Boulevard, Colindale Gardens, Colindale, NW9

2 Bedroom (s) 2 Bathroom (s) Leasehold

Situated on the fifth floor of this modern block is this luxurious two bedroom, two bathroom apartment spanning an impressive 849 square feet (approx.). The apartment boasts a stylish custom designed kitchen with integrated Siemens appliances. The living room offers ample space and is flooded with natural light from its western aspect and access to a 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), 900+ 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.







Lismore Boulevard, Colindale Gardens, Colindale, NW9








Property Features:

- Secure Gated Parking Space Included
- Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- 849 Square Feet (Approx)
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)

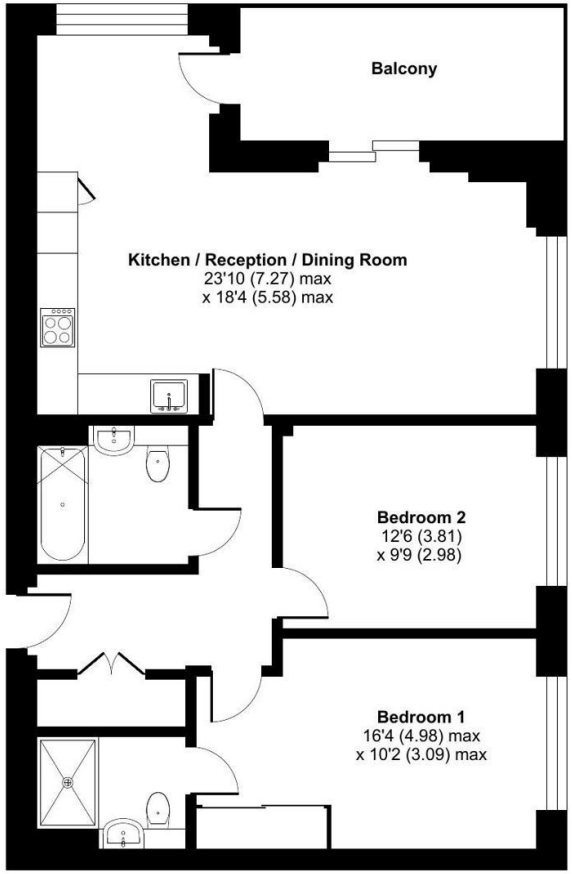
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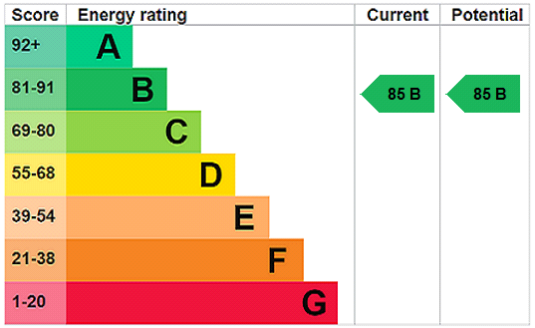
Approximate Area = 849 sq ft / 78.8 sq m

For identification only - Not to scale





FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Benham & Reeves. REF: 1517015

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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:	£550,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£3,600.00 (per annum) for the year 2026
Anticipated Rent:	£2,300.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: BEA260242

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