



## Lismore Boulevard, London, NW9 4FR

£380,000 - Leasehold

**\*\*CHAIN FREE\*\*** Charming one-bedroom flat located in Colindale Gardens. Situated on the first floor (lift) of a modern purpose-built development, this property offers a perfect blend of comfort and convenience.

The flat has an open plan kitchen/reception room, ideal for relaxing or entertaining guests. The bedroom is spacious and provides a peaceful retreat after a long day. The bathroom is well-appointed and offers all the necessary amenities.

Another highlight is the lovely balcony taking in the views of the surrounding area.

Conveniently located within walking distance of Colindale underground station, this flat offers easy access to transportation links, making it perfect for commuters. Whether you're looking for a first home or a savvy investment opportunity, this property ticks all the boxes.

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.

Contact Squires today to arrange a viewing of this property.

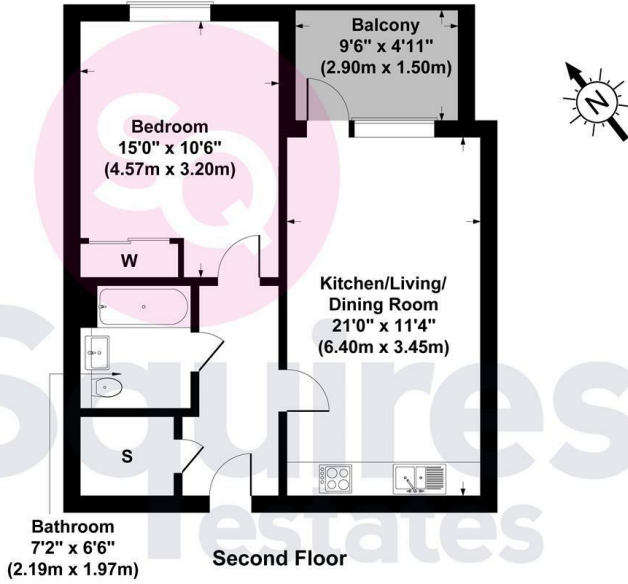
Leasehold - Approx. 991 years remaining  
Ground Rent: n/a  
Service Charge: £1945.78 per annum  
Barnet Council Tax Band C

- First floor one bedroom flat with lift
- Balcony
- 24 hour concierge desk
- Colindale Tube Station
- 560 square feet
- Residents Only Gym, Sauna & Steam Room
- Chain free
- Barnet council tax band C



## Floor Plan

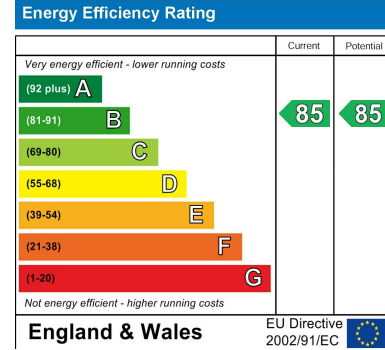
**Greenwich House, Lismore Boulevard Colindale, NW9 4FR**  
**Gross Internal Area 560 sq ft /52 sq metres**



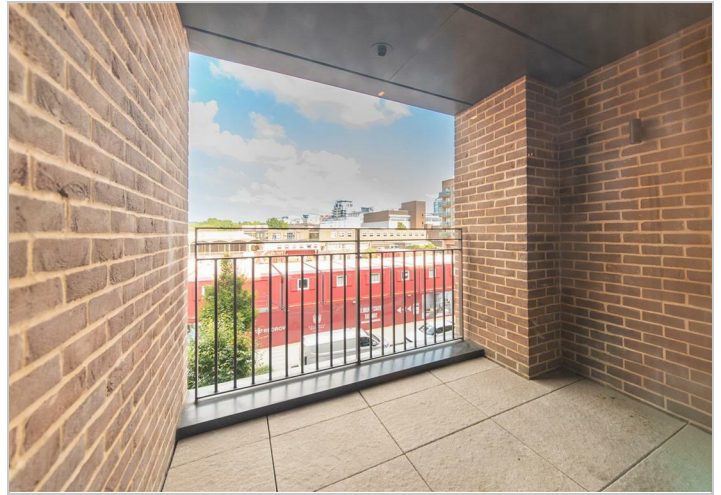
## Area Map



## Energy Efficiency Graph



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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