



FLAT 49/REVERENCE HOUSE 8 LISMORE BOULEVARD, LONDON, NW9 4DD

£485,088



Stunning Two Bedroom Third Floor Apartment
Sought After Modern Development
Stylish Interiors And High Quality Finish
Bright And Spacious Open Plan Reception/Kitchen
Private Balcony
Modern Bathroom And Principal En-Suite
Superb Communal Gardens
Concierge Services, Gym, Sauna And Steam Room
EWS1 Compliant
Close To Colindale Station And Amenities





Bedroom Two



Living / Dining Room





Living / Dining Room



Kitchen





Bathroom One

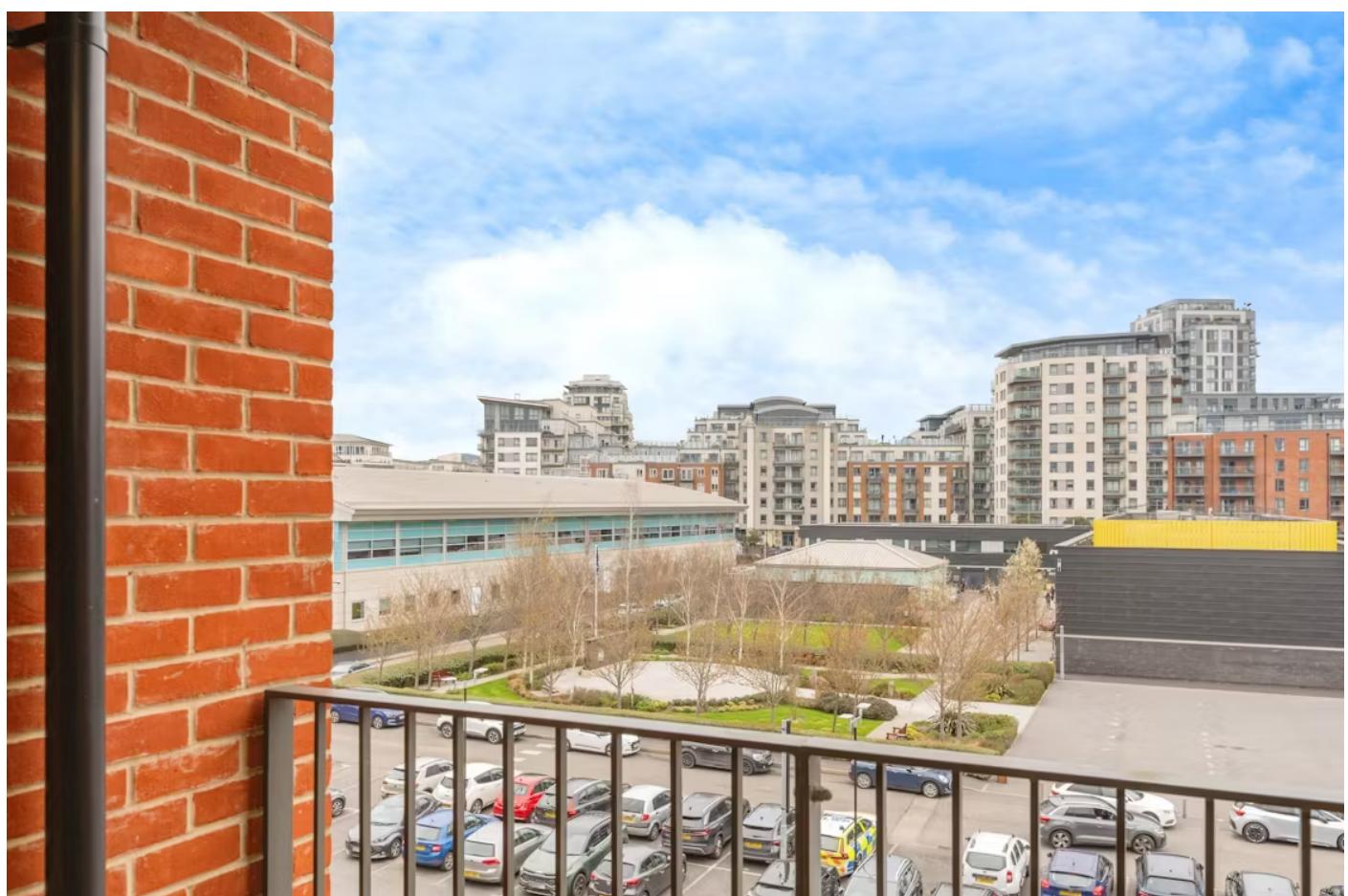


Bathroom Two



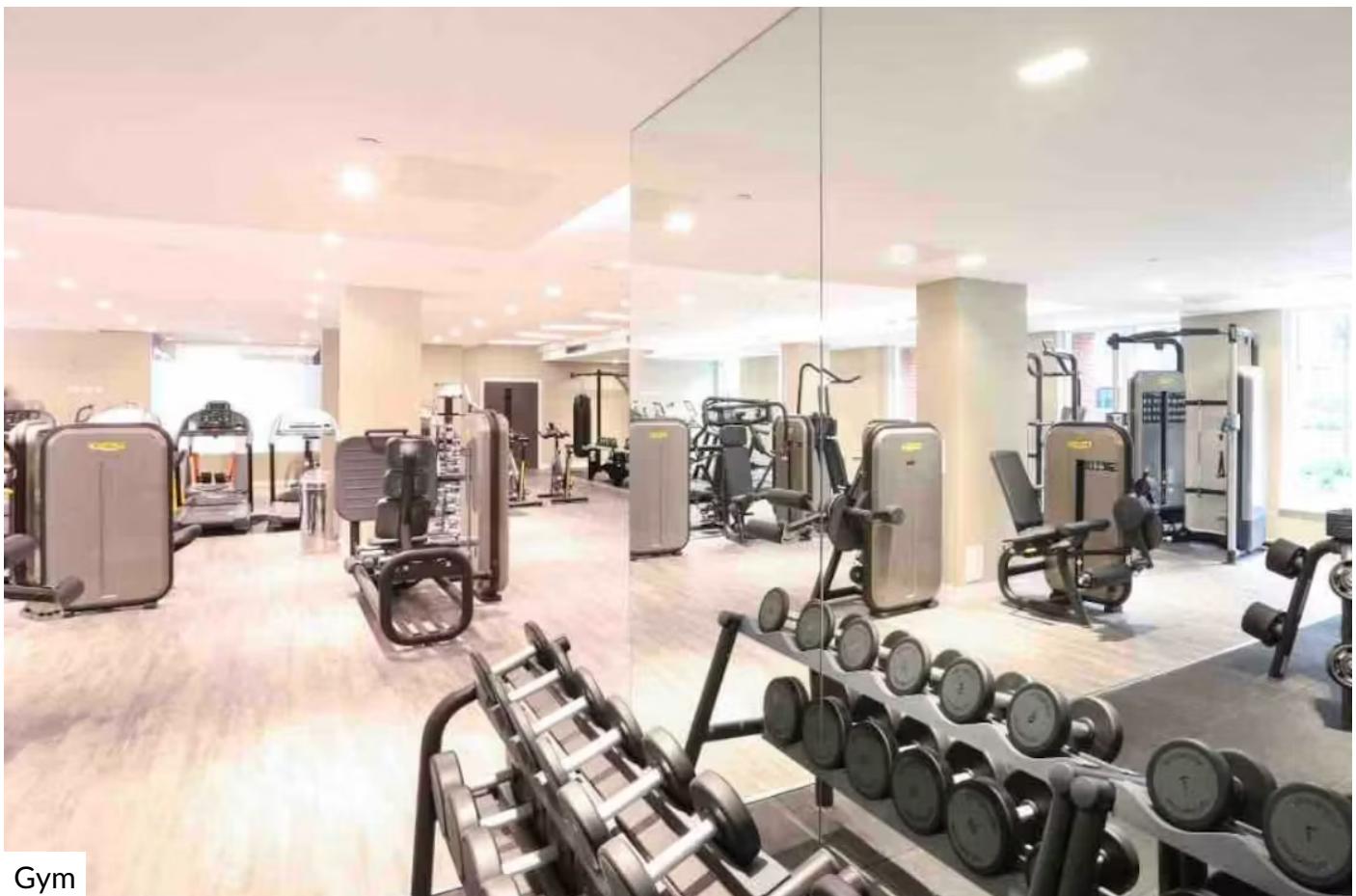


Bathroom Two









THE PROPERTY

Stunning two bedroom, two bathroom, third floor apartment with private balcony boasting delightful views, enviably situated in a fantastic modern development close to Colindale station and ame...
With beautifully appointed and stylishly presented living space with modern design and luxury



throughout, the property offers the perfect blend of comfort and convenience for a modern lifestyle. Features include an open plan reception/fitted kitchen with integrated appliances, modern family bathroom and principal en-suite, quality floor coverings with underfloor heating, double glazing, secure entry, and long lease. The development itself, set amidst some 9 acres of well maintained communal gardens, further provides access to a fantastic residents gym, sauna and steam room, and 24 hour concierge services.

Accommodation comprises entrance hall leading into the open plan dual aspect reception/kitchen with direct access onto the delightful enclosed private balcony and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor, wall mounted electric oven, and further integrated appliances. There are two well sized bedrooms, with inbuilt wardrobe and tiled en-suite shower to the principal bedroom, plus a stylish family bathroom with white three piece suite and elegant tiling.

To book a viewing instantly just visit our website or download our award-winning App.

LOCATION

The property is conveniently located in the heart of the much regenerated area of Colindale, moments from Colindale station, as well as regular bus routes, providing excellent links to the surrounding area. There are a variety of local shops and amenities within a short distance, as well as pleasant open spaces including Montrose Playing Fields, Rushgrove Park and Colindale Park.

LEASE INFORMATION

We understand the lease on the property is 999 years from 2017. All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

SERVICE CHARGES

We understand the ground rent on the property is £300 per annum, with service charge of circa £1,600 per annum. All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.



FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 66.4 sq.m. (714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



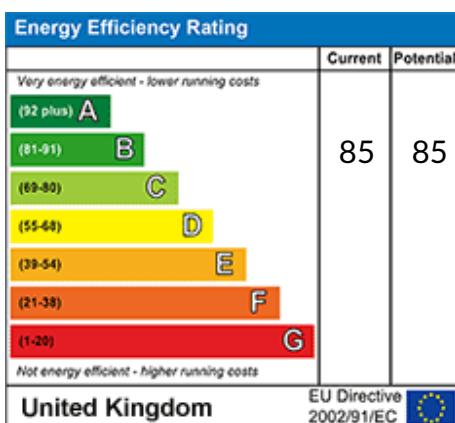
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Property Description Disclaimer

This is a general description of the property only, and is not intended to constitute part of an offer or contract. It has been verified by the seller(s), unless marked as "draft". Purplebricks conducts some valuations online and some of our customers prepare their own property descriptions, so if you decide to proceed with a viewing or an offer, please note this information may have been provided solely by the vendor, and we may not have been able to visit the property to confirm it. If you require clarification on any point then please contact us, especially if you're traveling some distance to view. All information should be checked by your solicitor prior to exchange of contracts.

Successful buyers will be required to complete anti-money laundering and proof of funds checks.

Our partner, Lifetime Legal Limited, will carry out the initial checks on our behalf. The current non-refundable cost is £80 inc. VAT per offer. You'll need to pay this to Lifetime Legal and complete all checks before we can issue a memorandum of sale. The cost includes obtaining relevant data and any manual checks and monitoring which might be required, and includes a range of benefits. Purplebricks will receive some of the fee taken by Lifetime Legal to compensate for its role in providing these checks.



We have been advised by the seller that the tenure of this property is Leasehold with approximately 991 years remaining on the lease.

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