



# PANDOREA HOUSE COLINDALE GARDENS, NW9



OFFERS OVER  
£600,000





# PANDOREA HOUSE

## 35 LISMORE BOULEVARD

### LONDON, NW9

- Spacious 3 Bedroom Apartment
- 2 Bathroom
- Private Balcony
- Upper Floor
- 24 Hour Concierge
- Residents' Gym
- 5 Minutes' Walk To Colindale Underground Station

Incredible Value Three Bedroom & Two Bathroom highly sought after Colindale Gardens development.

This bright and spacious three-bedroom home boasts underfloor heating throughout, built-in wardrobes and a modern open-plan kitchen and living area, perfect for hosting.

Located just 22 minutes by train from King's Cross and under 30 minutes to Central London via the Northern Line, this luxurious residences provide excellent connectivity.

Set just moments from a beautiful 4-acre park, Colindale Gardens features an array of on-site amenities, including a residents-only gym, concierge service, and easy access to Colindale Tube Station, making it incredibly convenient for daily commuting.



# PANDOREA HOUSE

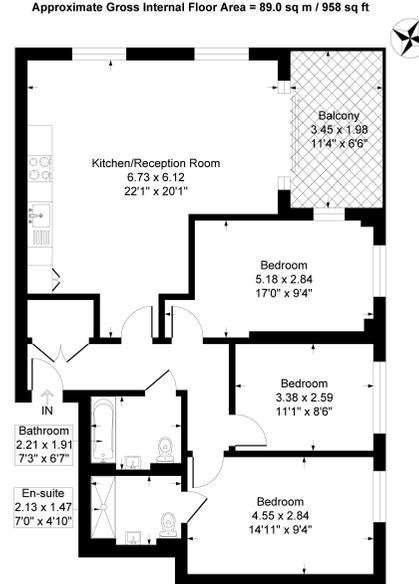
## 35 LISMORE BOULEVARD

### LONDON, NW9

Approximate gross  
internal area:  
**89.3 SQM /**  
**961 SQ FT**

Pandorea house, Lismore boulevard London NW9

Approximate Gross Internal Floor Area = 89.0 sq m / 958 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold, 991 years

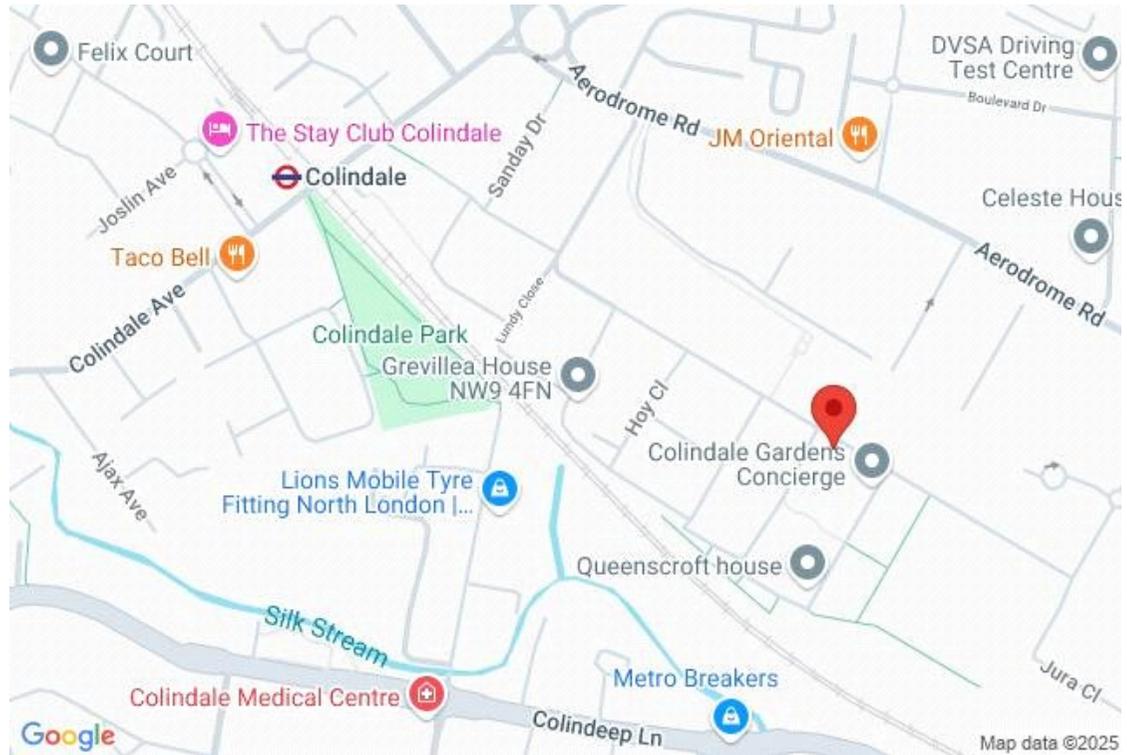
Estimated ground rent: TBC

Estimated service charge: £913.04 p.a.

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**FRASER**  
& Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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