



## **Greenwich House, 75 Lismore Boulevard, London, NW9 4FQ**

**£500 Per Week**

A TOP FLOOR TWO DOUBLE BEDROOM TWO BATHROOM APARTMENT FOR RENT IN 'GREENWICH HOUSE' FORMING PART OF THE SOUGH AFTER 'COLINDALE GARDENS' DEVELOPMENT.

THIS APARTMENT HAS BEEN UPGRADED WITH FITTED WARDROBES, FULLY TILED BATHROOM SUITES, MARBLE TOPS TO KITCHEN AND WOOD POLISHED FLOORING. THE APARTMENT FURTHER BENEFITS FROM A LOVELY SOUTH EASTERLY ASPECT OVER THE GARDENS AND TOWARDS WEMBLEY'S SKYLINE.

The 760 square feet of accommodation includes spacious reception room with access to a large terrace overlooking the gardens below, upgraded modern fitted kitchen, main bedroom with En-suite and ample storage, second bedroom with storage and use of luxury upgraded bathroom suite located off the hallway.

Residents can enjoy 24-hour concierge services, gym and nine acres of landscaped gardens and all a short walk from the station.

COMES UN-FURNISHED

AVAILABLE FROM 27.05.2025

- AVAILABLE FROM 27.05.2025
- VIEWS OVER GARDENS
- 24 HOUR CONCIERGE & GYM
- SOUTH EASTERLY BALCONY
- 2 BED 2 BATH
- UPGRADED SPEC
- COLINDALE GARDENS NW9
- OVER 760 SQ FEET
- UN-FURNISHED
- TOP FLOOR (4TH)

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GREENWICH HOUSE



KITCHEN/RECEPTION ROOM



GREENWICH HOUSE



KITCHEN & RECEPTION ROOM



KITCHEN



RECEPTION ROOM

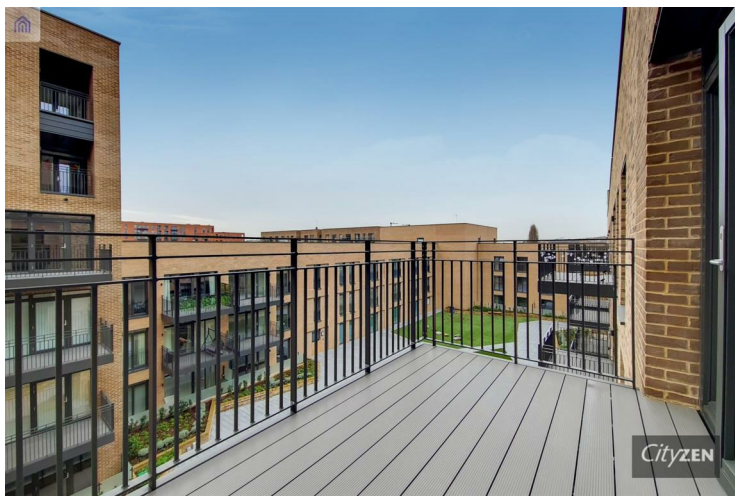
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GARDENS



BEDROOM



SOUTH EAST BALCONY



BEDROOM



BEDROOM



BEDROOM

# Greenwich House, 75 Lismore Boulevard, London, NW9 4FQ



EN-SUITE



VIEW FROM BALCONY



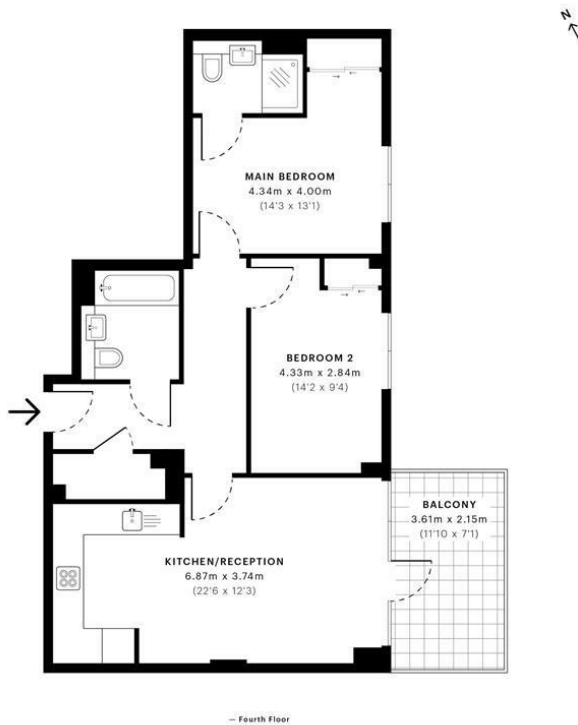
BATHROOM



VIEW FROM BALCONY



GARDENS



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
70.71 sqm / 761.12 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes mezzanine, restricted head height  
66.97 sqm / 720.86 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
7.70 sqm / 82.88 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B Residential: 76.75 sqm / 847.60 sqft  
IPMS 3B Residential: 75.53 sqm / 813.00 sqft

spec id: 61a0f0d486a020e25c55669

#### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            | <b>86</b> | <b>86</b> |
| (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 & Wales

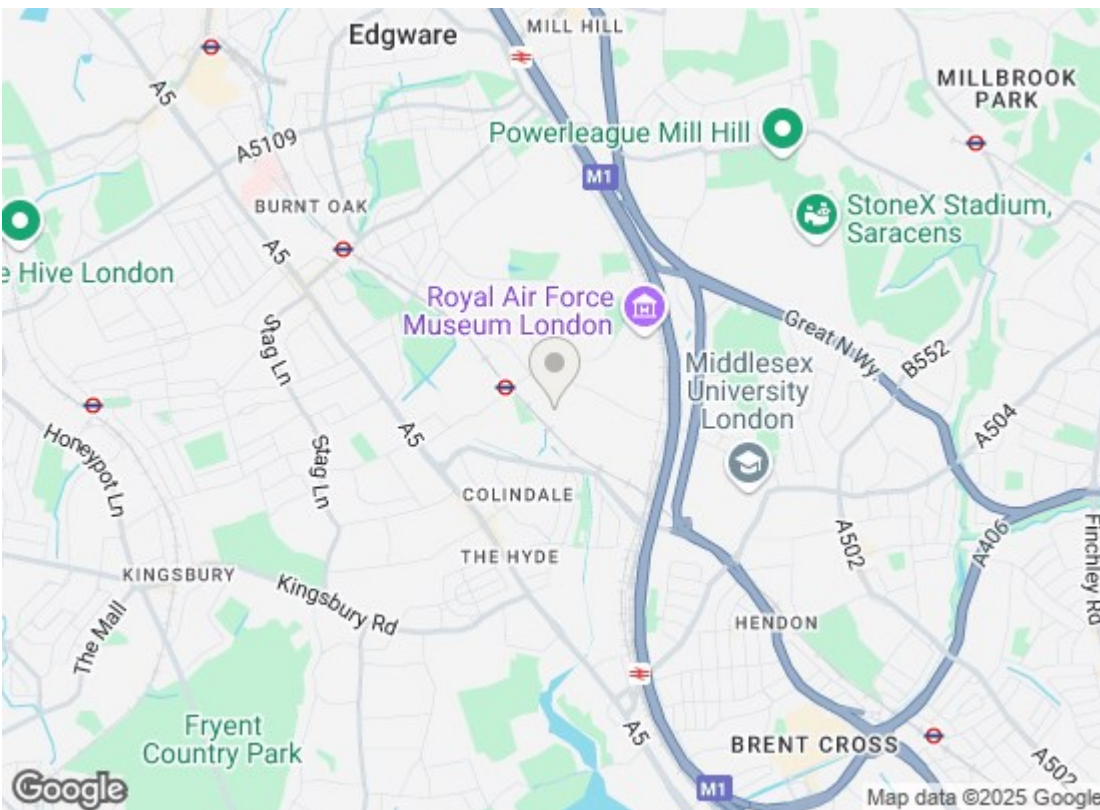
EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales

EU Directive  
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.