

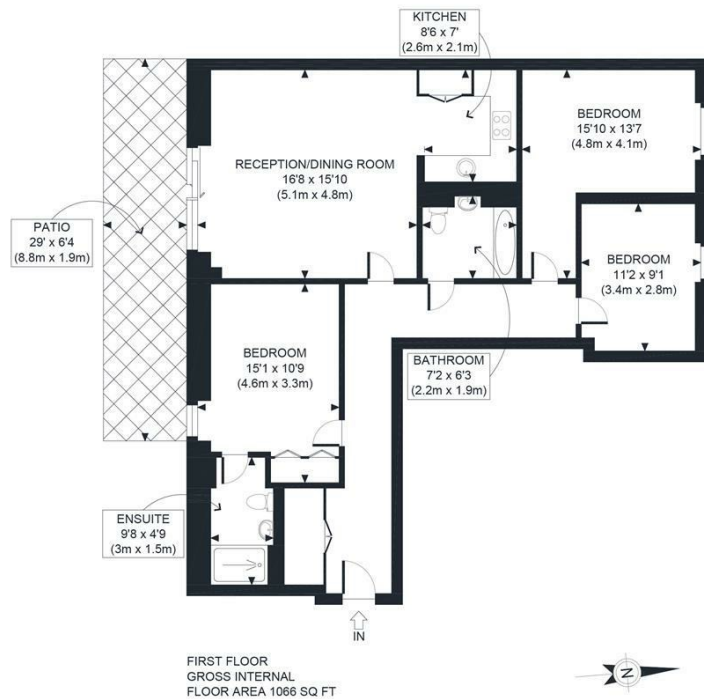


## MAPLE HOUSE, LISMORE BOULEVARD LONDON, NW9

£3,300 PER MONTH

A bright and modern 3-bedroom flat located in the popular Maple House development on Lismore Boulevard, NW9. The property offers a spacious open-plan living area, a fully fitted kitchen, a good-sized bedroom, and a contemporary bathroom. Situated in the heart of Colindale, the flat benefits from excellent transport links, local shops, cafes, and green spaces all within walking distance. Ideal for professionals or couples looking for a comfortable and well-connected home.

**PMP** | INTERNATIONAL



|                                                                                                                                                                                                                                                                                       |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT / 99 SQM</b>                                                                                                                                                                                                                          | <b>Maple House</b> |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 09/07/26      |
|                                                                                                                                                                                                                                                                                       | photoplan          |



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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