



Brannigan Way

Edgware

£449,000

A two bedroom, modern flat available with Davidson Frost-Wellings in excellent condition throughout.

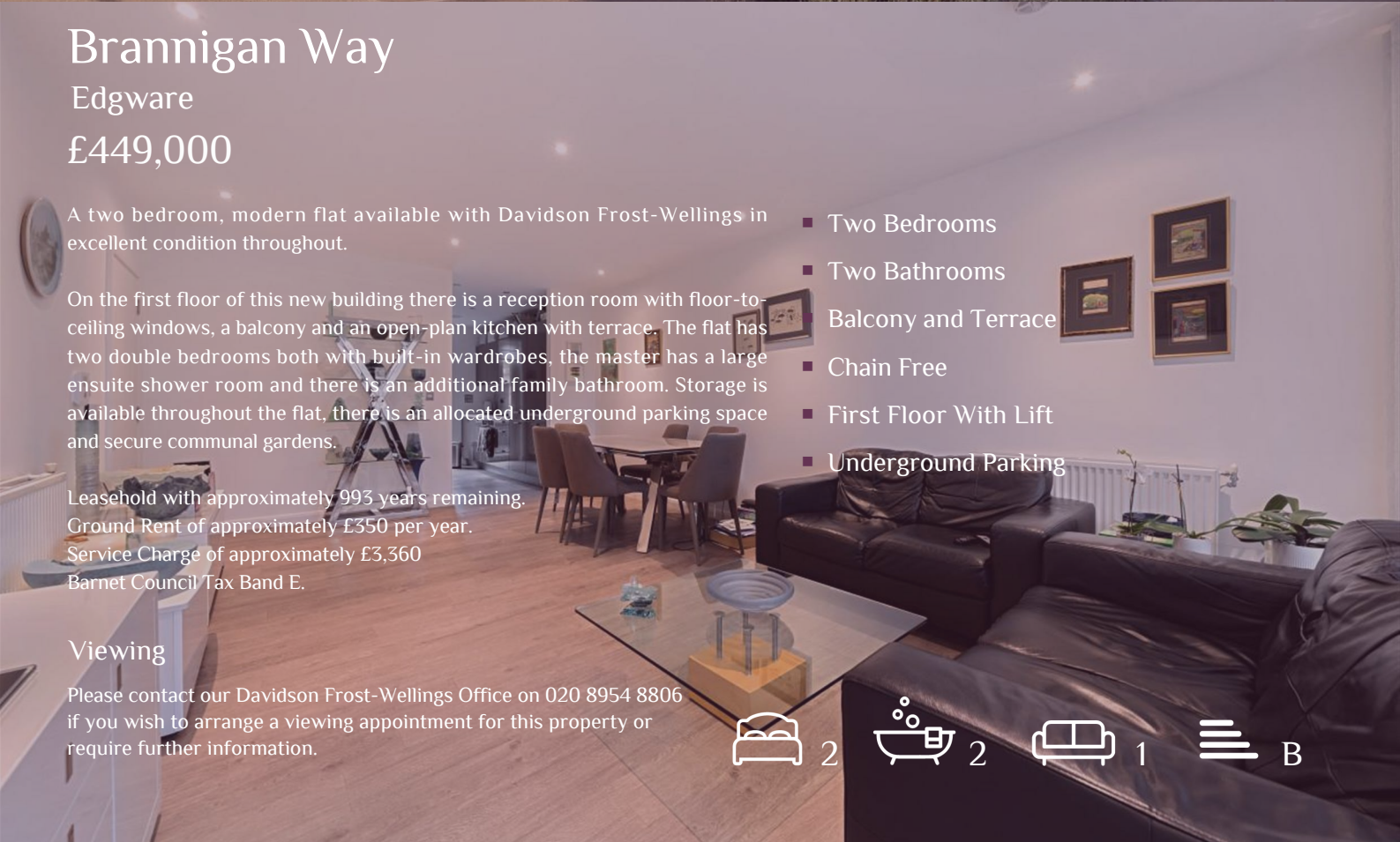
On the first floor of this new building there is a reception room with floor-to-ceiling windows, a balcony and an open-plan kitchen with terrace. The flat has two double bedrooms both with built-in wardrobes, the master has a large ensuite shower room and there is an additional family bathroom. Storage is available throughout the flat, there is an allocated underground parking space and secure communal gardens.

Leasehold with approximately 993 years remaining.
 Ground Rent of approximately £350 per year.
 Service Charge of approximately £3,360
 Barnet Council Tax Band E.

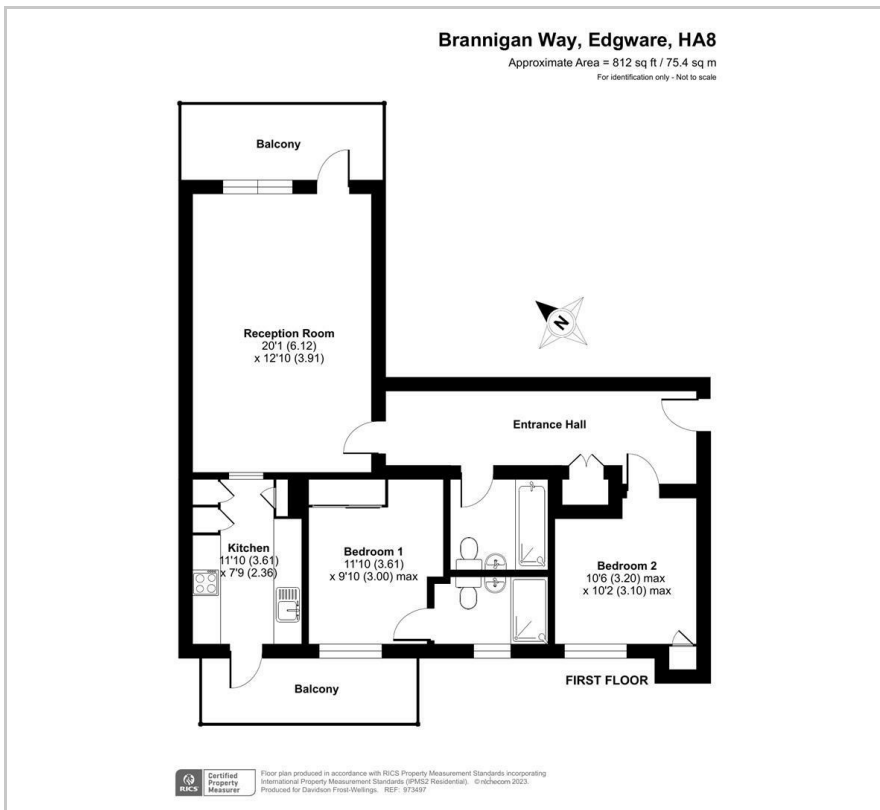
- Two Bedrooms
- Two Bathrooms
- Balcony and Terrace
- Chain Free
- First Floor With Lift
- Underground Parking

Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

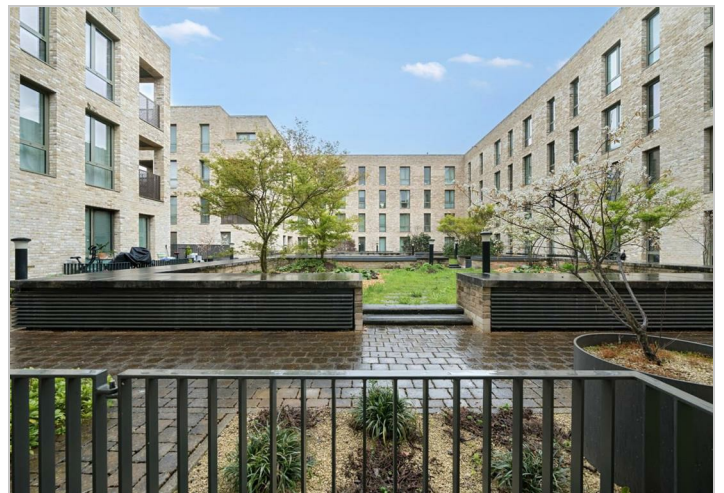
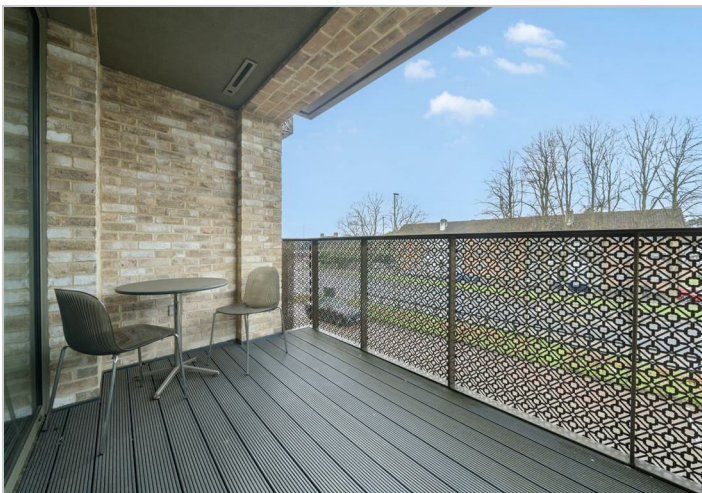


Area Map



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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