



## Brannigan Way

Edgware

£97,500

SHARED OWNERSHIP OF 30%.

A first floor, one bedroom, modern flat available with Davidson Frost-Wellings in the Edgware Green development.

In excellent condition throughout with a private balcony, semi-open plan kitchen/living room, a master bedroom with built-in storage and a large family bathroom. Available chain free in a building with a lift and a communal courtyard garden.

Leasehold of 125 years from 2016.  
 Service Charge of approximately £2,287.16 per annum.  
 Rental Charge of £747.44 for the remaining portion.  
 Ground Rent of £250 per annum.  
 Barnet Council Tax Band D

### Viewing

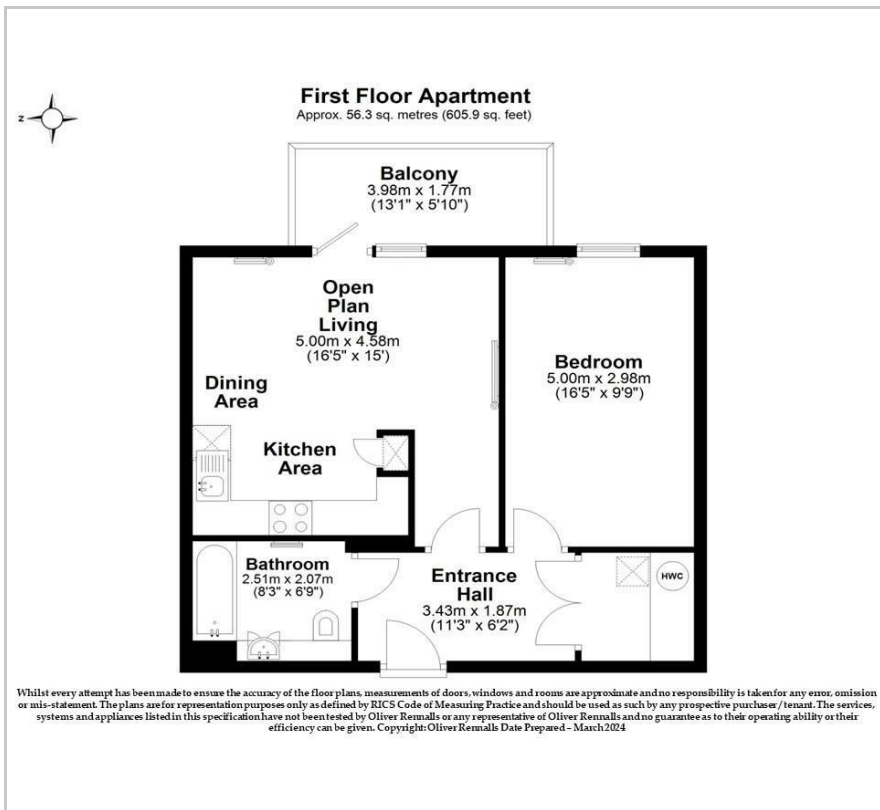
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- One Bedroom
- Bathroom
- Allocated Underground Parking
- Private Balcony
- Communal Gardens
- Chain Free

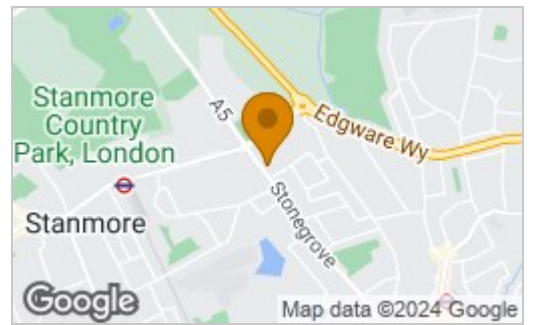




## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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	



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.

47 The Broadway, Stanmore, HA7 4DJ

Tel: 020 8954 8806 Email: [info@df-w.co.uk](mailto:info@df-w.co.uk) Website: [www.df-w.co.uk](http://www.df-w.co.uk)