

ASKING PRICE

£412,000

Brannigan Way

Edgware, HA8 8FY



PROPERTY SUMMARY

- Lease 117 Years
- Chain Free
- Off Road Parking
- Service Charges Per Month £248.57

We are delighted to bring to the market a very well-presented, stylish ground-floor apartment with a balcony, secure gated allocated parking, a video entry phone, and a communal garden. This property comprises two double bedrooms, a modern integrated kitchen, a spacious lounge, and a large family bathroom. Situated in a highly convenient location, less than a ten-minute walk to Stanmore station and the bus routes (142 and 642). It is also an easy access to the M1/A41/A1. There are local shopping amenities, Stanmore and Edgware high streets, restaurants, and well-established schools nearby.

Built in 2016, this property offers the advantage of modern construction and design, ensuring a comfortable and efficient living environment. Whether you are looking to step onto the property ladder or seeking a new investment opportunity, this flat/apartment is a fantastic choice.

Don't miss out on the chance to own or rent this wonderful property in Edgware. Contact us today to arrange a viewing and envision the possibilities that this home has to offer.

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LOCAL AUTHORITY

TENURE

Leasehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (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 | |

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