Connells

Hallington Court Brannigan Way
Edgware

Hallington Court Brannigan Way
Edgware HA8 8GE

for sale offers over
£425,000

Property Description

Connells are pleased to present this beautifully maintained two-bedroom ground floor apartment located in the desirable Hallington Court development in Edgware. Offering spacious and modern living throughout, this property is ideal for professionals, small families, or downsizers seeking comfort, convenience, and style.

The property comprises a bright and airy reception room, perfect for relaxing or entertaining guests, and a fully fitted open-plan kitchen with integrated appliances and ample storage. There are two generously sized double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, in addition to a separate family bathroom, both finished to a high standard.

Externally, the flat enjoys access to both front and rear gardens, providing private outdoor space ideal for al fresco dining or quiet relaxation. The property also includes an allocated parking space, ensuring convenience and security.

Hallington Court is ideally situated within walking distance of Stanmore and Edgware tube stations, offering excellent transport links via the Jubilee and Northern lines. Local amenities including Tesco, cafes, and bus routes are just minutes away, making this a highly convenient location.

With nearby parks, schools, and shopping facilities, this property offers a perfect blend of suburban tranquility and urban accessibility.

Communal Entrance

Entrance Hall

Door to side aspect, radiator, flooring.

Lounge

24' 2" x 14' 7" (7.37m x 4.45m)

Open plan with kitchen, three windows to front aspect, double glazed, radiator, television point, telephone point, french doors to patio area.

Kitchen

Open plan with lounge, contemporary fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, stainless steel sink with drainer, integrated electric hob and oven, cooker-hood, integrated washing machine, dishwasher and fridge/freezer.

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)

Window to rear aspect, double glazed, fitted wardrobes, radiator, door to en-suite.

En-Suite

Shower cubicle, vanity wash hand basin, WC, extractor fan.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Window to rear aspect, double glazed, built in wardrobes, patio door to rear aspect, double glazed, radiator.

Bathroom

Window to side aspect, double glazed, bath with mixer taps and shower attachment, WC, vanity with wash hand basin, shaver point.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: B

Council Tax Band: E

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312264

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.