



## Brannigan Way

Edgware

£315,000

A seventh floor, one bedroom, modern flat available with Davidson Frost-Wellings in the Edgware Green development with secure underground parking.

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 with a lift and a communal courtyard garden.

Leasehold of 125 years from 2016.  
Service Charge of approx £1,500 per annum.  
Ground Rent of approx £100 per annum.  
Barnet Council Tax Band D

- One bedroom
- Lift access
- Secure underground parking
- Convenient location
- South West facing balcony
- Built in 2017

### Viewing

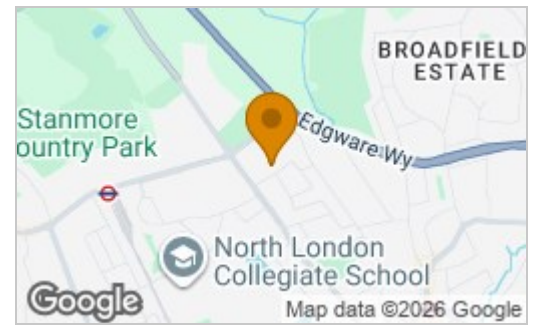
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>78</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	



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