



## Brannigan Way

Edgware

£294,000

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.



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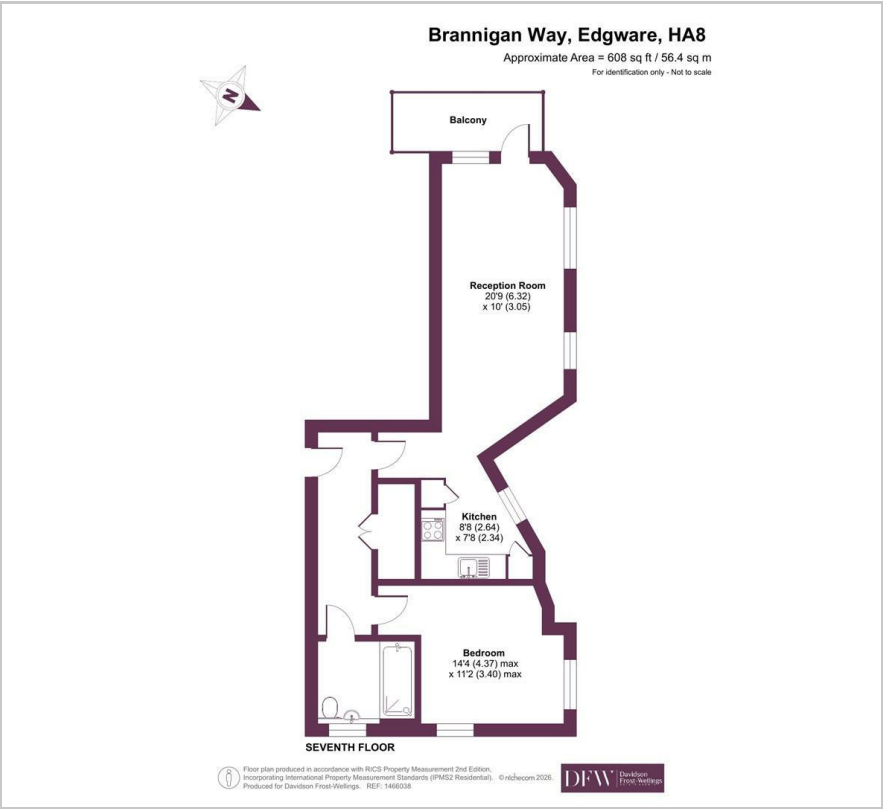


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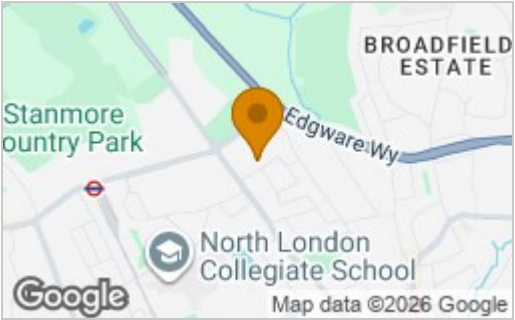


C

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>                            | 77                      | 78        |
| (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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