



## Brannigan Way, Edgware

£399,950

 2  1

A Chain Free Modern Top Floor Two Double Bedroom Apartment with Balcony, located on Stonegrove within easy reach of Edgware and Stanmore Tube Stations and Shops.

Accommodation offers Two Double Bedrooms, L Shaped Open-Plan Kitchen/Reception Room open to Balcony, Utility Cupboard and Family Bathroom.

Features include Large Balcony, Communal Gardens and Secure parking.

- Chain Free
- Two Double Bedrooms
- Large Open Plan Kitchen/Reception Room
- Family Bathroom
- Balcony
- Secure parking



Floor Area: sq. ft.

Tenure: Leasehold

Service Charge: ££2,661.84 per annum

Ground Rent: £300 per annum

14/04/2023, 10:43 Energy performance certificate (EPC) — Find an energy certificate — GOV.UK

**Energy performance certificate (EPC)**

Flat 20 Aldersham Court Aldersham Way EDGWARE HA8 5TY	Energy rating <b>B</b>	Valid until: 18 July 2026
Certificate number: 9288-3050-7383-4768-1920		
Property type Top-floor flat		
Total floor area 72 square metres		

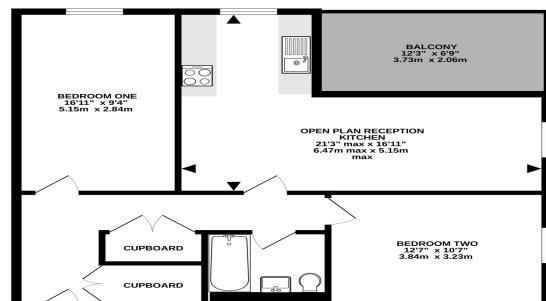
**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/homestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**  
This property's current energy rating is B. It has the potential to be B.  
See how to improve this property's energy

Score	Energy rating
82+	A
81-80	B
79-78	C
76-75	D
73-72	E
70-69	F
1-20	G

The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst). The lower the rating, the better the property's energy performance. The lower your energy bills are likely to be.  
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

**GROUND FLOOR**  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.  
Whilst every effort has been made to ensure the details are accurate, no responsibility is accepted for any inaccuracies. The dimensions of the rooms and the overall property are approximate. The property is sold with all the fixtures and fittings shown in the photographs. The boundaries of the property are shown on the plan and no guarantee is given that the property boundaries coincide with the registered boundaries. The boundaries and areas of the property are for identification purposes only and should not be relied upon for legal purposes.