



ALDENHAM COURT, 1 BRANNIGAN WAY, EDGWARE, MIDDLESEX, HA8

£410,000 LEASEHOLD APPROX 117 YEARS REMAINING

BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT

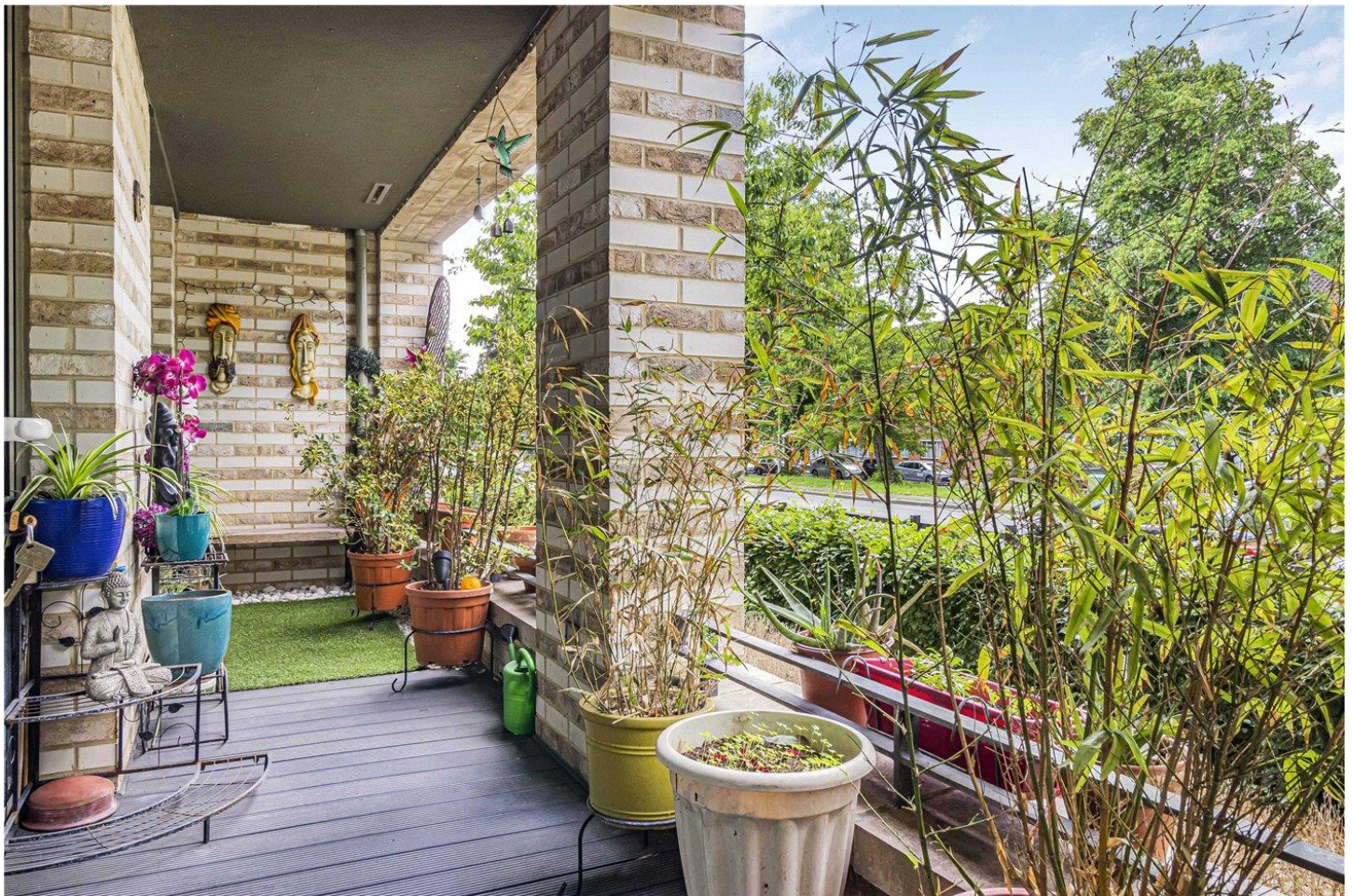
- GROUND RENT TBC
- SERVICE CHARGE TBC

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

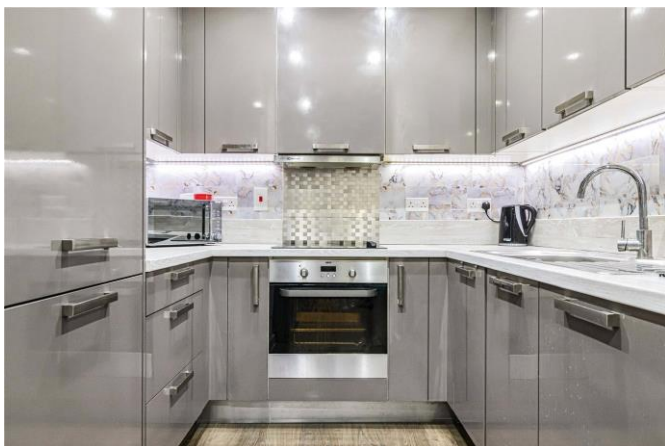
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Set within a sought-after modern development, this stylish and well-maintained two-bedroom ground floor apartment offers the perfect blend of comfort, convenience, and contemporary living. Ideally located just moments from the vibrant hubs of Edgware, Stanmore, and Canons Park, the property enjoys easy access to its well-connected surroundings. Inside, you'll find a beautifully arranged lounge leading out to a stunning private balcony terrace. The apartment also features a sleek, well-appointed kitchen, two generously sized double bedrooms, and a modern family bathroom. Perfectly positioned for commuters and families alike, the property benefits from excellent transport links including the Jubilee Line and effortless proximity to the A1, M1, and A41. Acclaimed schools, and the renowned Royal National Orthopaedic Hospital at Brockley Hill are all within walking distance. A stunning starter home with a long lease. Make it yours today.



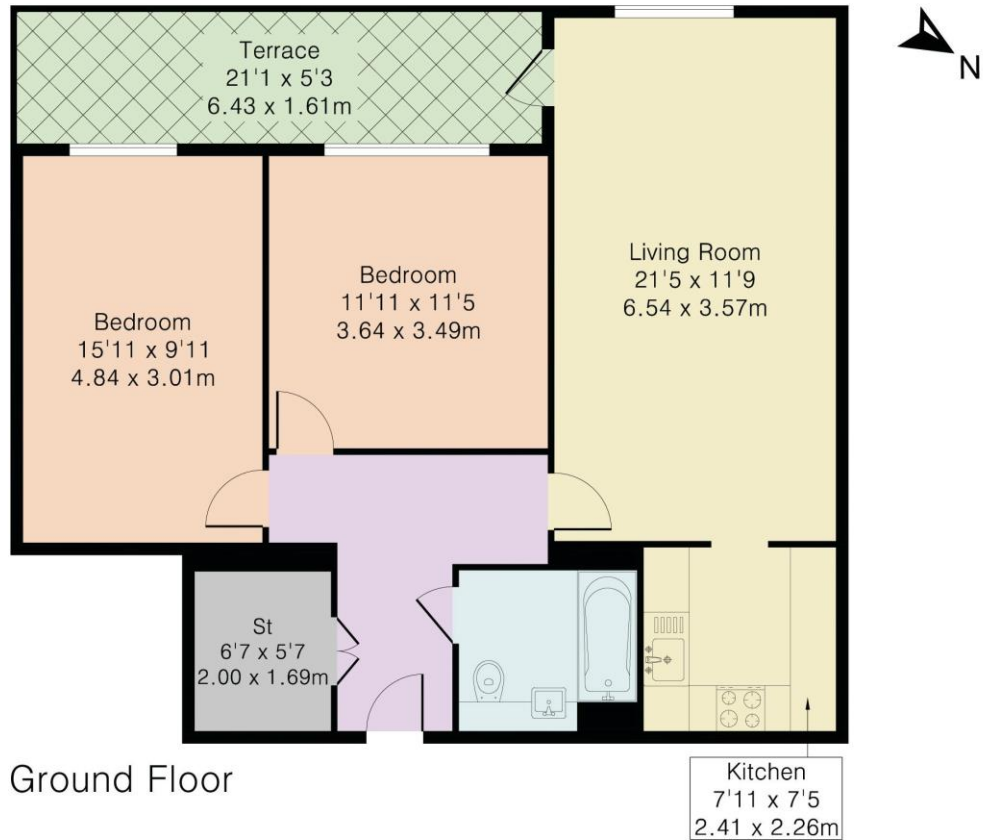
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Approximate Gross Internal Area 878 sq ft – 82 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 117 year and 3 months

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: E - Barnet

All figures that are shown were correct at the time of printing.

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