



Flat 11, Grafham Court, 2 Brannigan Way

Offers Over **£400,000**

JOSEPH SCOTT



Flat 11

Grafham Court, Edgware

Introducing this modern 2 bedroom flat, situated conveniently close to Edgware Station and Stanmore Station, offering unparalleled ease of access to transportation. Located in a desirable area, this property boasts a range of amenities, creating an ideal living space for potential tenants.

Sitting within a well-maintained building, this flat presents a bright and airy atmosphere throughout, with ample natural light filtering into every room. The spacious living area provides a comfortable setting, perfect for relaxation or hosting guests. The accompanying kitchen features modern appliances and ample storage space, ideal for culinary enthusiasts.

For those with a vehicle, the property includes an underground dedicated parking space, providing a secure and convenient parking solution. This valuable feature adds to the overall appeal of this flat, offering practicality in a bustling urban setting.

The availability of this property offers a unique opportunity to secure a comfortable and well-situated living space. With close proximity to transport links and local amenities, residents can enjoy the benefits of city living while residing in a peaceful neighbourhood.

Leasehold - 987 years remaining

Service Charges - Circa £2958 per annum

Ground Rent - Circa £563

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B



