

Aldenheilm Court, Brannigan Way, Edgware. HA8 8FY



- 2 Bedroom
- Modern Kitchen
- Ground Floor
- Long Lease
- Balcony
- Lovely Bathroom
- Modern Building
- 10-15 Min Walk to Underground

Normal  
**£410,000**  
Subject To Contract



**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
Tel 020 8381 2908 [www.melvinjacobs.com](http://www.melvinjacobs.com)







**MELVIN  
JACOBS**





Hallway

Bathroom

Lounge/Dining Room/Kitchen/Breakfast Room (28' 4" x 11' 9") or (8.64m x 3.58m)

Bedroom 1 (15' 0" x 9' 10") or (4.57m x 3.00m)

Bedroom 3 (11' 8" x 11' 6") or (3.56m x 3.51m)

Balcony

Communal Gardens

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: E

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents  
45 - 47 Manor Park Crescent,  
Edgware,  
Middlesex,  
HA8 7LY

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

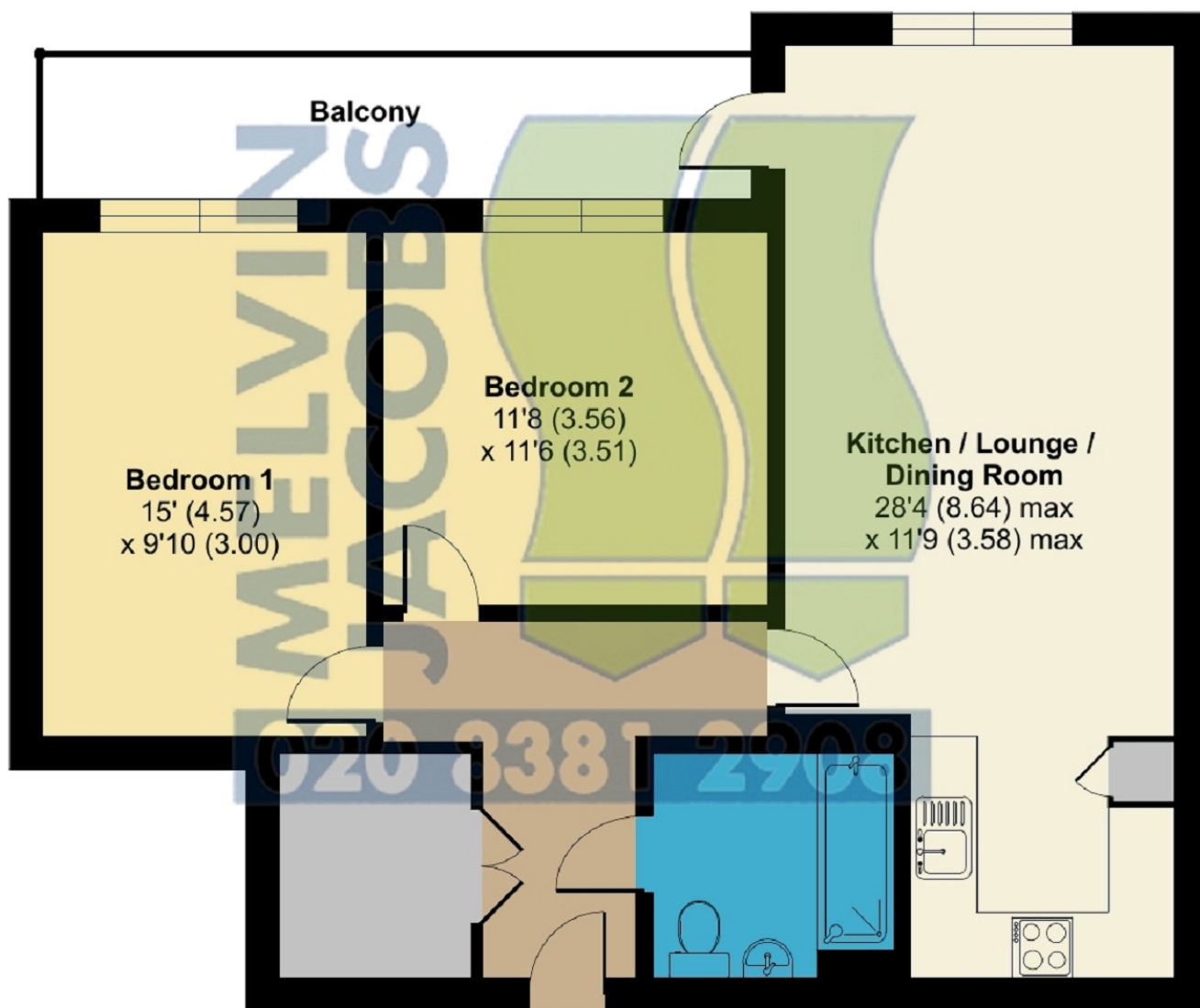
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

# Aldenham Court, Brannigan Way, Edgware, HA8 8FY

Approximate Area = 792 sq ft / 73.6 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**

