



Winkworth
for every step...



BRUNEL COURT, GREEN LANE, EDGWARE, MIDDLESEX, HA8

£450,000 LEASEHOLD APPROX 139 YEARS REMAINING

SPACIOUS & STYLISH

TWO BEDROOM GROUND FLOOR APARTMENT

SERVICE CHARGE APPROX £3,000 PER ANNUM

GROUND RENT APPROX £550 PER ANNUM

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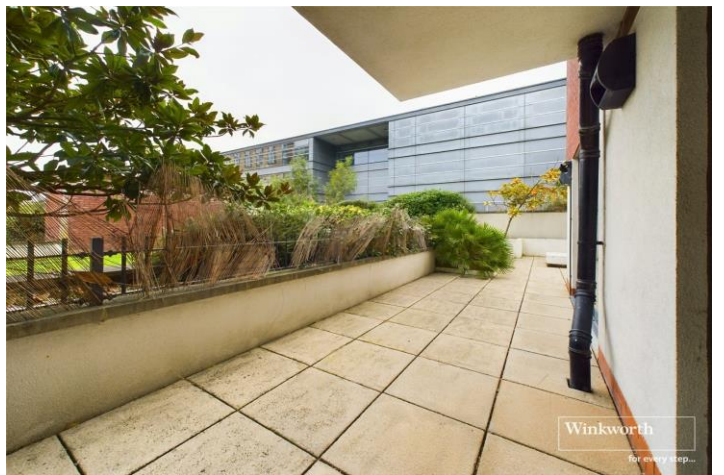
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A generously sized, modern ground floor flat, perfect for those seeking a blend of comfort and style. The open plan lounge and kitchen areas integrate to create an inviting atmosphere. The property hosts two double bedrooms, a sleek en-suite shower room, as well as a contemporary main bathroom finished to a great standard. Step outside onto your own private balcony area for a breath of fresh air, or enjoy the expansive, lush communal areas including a roof terrace with sweeping views. The on-site residents' gym provides a convenient option of fitness facilities just steps from your door. Also benefitting from residents parking, and hassle-free access to the M1/ A1 routes. Combining high-end amenities with a fantastic location within easy reach of Stanmore Station (Jubilee Line), Edgware and Stanmore town centres, and local educational and religious facilities.

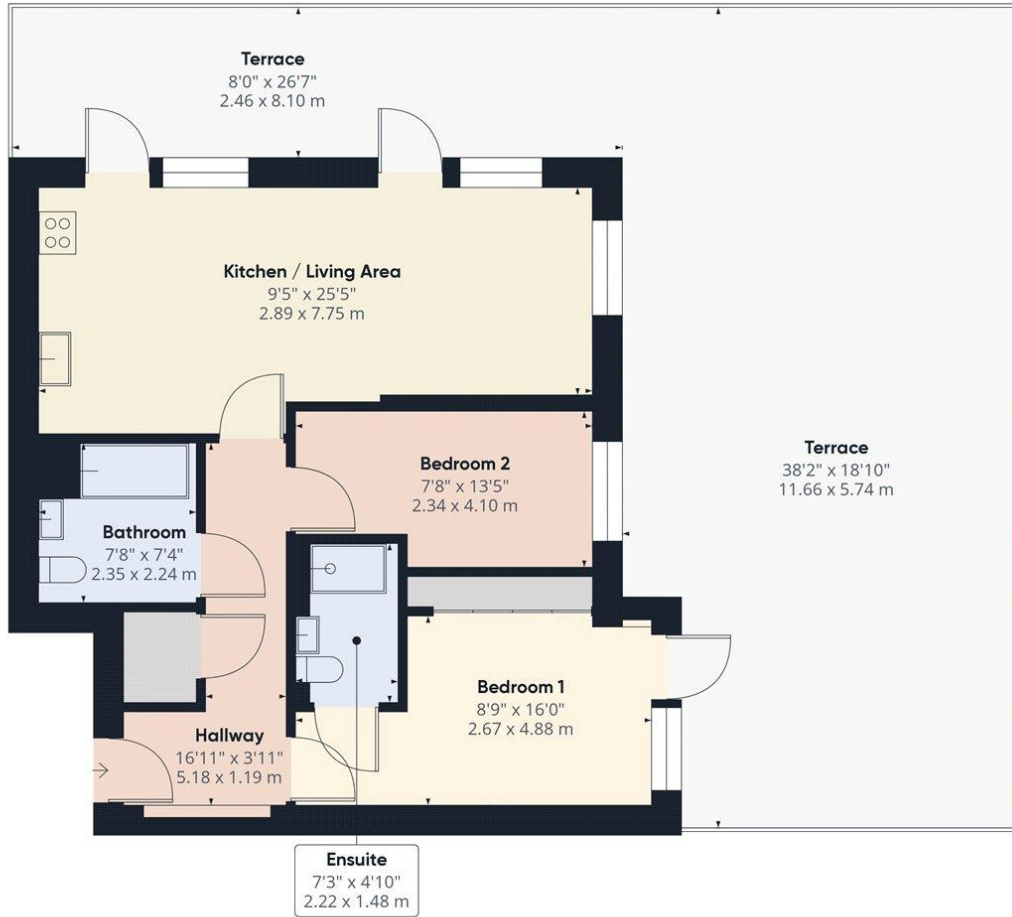


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Approximate total area⁽¹⁾

679.73 ft²
63.15 m²

Balconies and terraces

908.04 ft²
84.36 m²

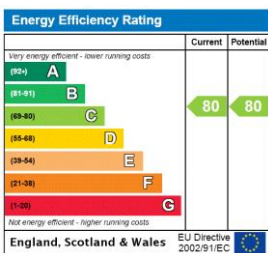
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



Tenure: Leasehold

Term: 139 year and 2 months

Service Charge: £3000 per annum approx

Ground Rent: £550 per annum approx

Council Tax Band: E - Barnet

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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