

**Lake View  
Canons Drive Estate, Edgware**



***When two becomes one ...***

Our clients always had a dream to create an ambassadorial sized family home to welcome their wide circle of family and friends. They searched for a suitable property for a very long time but it wasn't until two adjacent properties became available on the Canons Drive Estate that they spotted a unique opportunity..... to merge and skilfully integrate ***two properties into one.***

Today, fronted by a sweeping carriage driveway, one imposing residence spans nearly 6,000 sq ft and offers **six bedrooms, all with en suite facilities** and principally arranged over two floors only. In addition, there is also direct access to a vast attic room (not included in the 6,000 sq ft) which provides a seventh bedroom but could of course be converted into alternative space if required.

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**020 8954 2200**  
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Buckingham House West  
The Broadway  
Stanmore HA7 4EB

# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS

Fronted by a 27ft x 19ft marble floored entrance hall (with water fountain feature), the ground floor accommodation of this grand home is equally impressive, providing substantial intercommunicating living space which could easily be adapted to provide separate reception rooms if preferred. The ground floor reception rooms to the back offer direct access onto the terrace and a generous 100ft rear garden.

This fairy-tale Estate boasts its own seven acre private lake and encompasses several of the most prestigious roads in Edgware. Canons Drive is located minutes' walk from the famous North London Collegiate Girls School and the Broadwalk Shopping Centre whilst providing easy access to both Edgware (Northern Line) and Canons Park (Jubilee Line) Underground Stations.



**Asking Price £2,250,000 Freehold**

**Exclusive to Breslauer**

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## Accommodation and Amenities

Entrance Vestibule \* Large Entrance Hall \* Intercommunicating Reception Rooms \* Games Room \* Kitchen/Breakfast Room \* Family/TV Room \* Morning Room/Ground Floor Guest Suite with En Suite Shower Room \* Guest Cloakroom \* Under Stairs Guest WC \* Garage Converted to Store Room \* Utility Room \* Gym/Study with Separate Utility Room \* 32ft Master Bedroom with En Suite Bathroom \* Four Further First Floor Bedrooms all with En Suite Bathrooms \* Utility Room \* Large Attic Room/Bedroom Seven \* 100ft Rear Garden with Terrace \* Carriage Driveway \* Parking for Several Cars\*



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