

## **DUKES AVENUE EDGWARE, MIDDLESEX, HA8 7RZ**

We are proud to offer this double fronted six double bedroom three storey 1930s family home (approx. 3,750 sq. ft.) nestled within the Canons Drive Estate and with direct access to a private seven acre lake accessed via a well stocked 120' rear garden with its own stream. To the ground floor the house boasts three substantial reception rooms and a stunning bespoke fitted kitchen/diner with double AGA cooker, utility room and guest cloakroom. To the first floor are four well-proportioned double bedrooms with three en suite bathrooms and to the second floor are two further double bedrooms, shower room plus an office/study. From the rear of the first and second floors the house has delightful views over the lake. The property provides for two off street parking spaces and is ideally located for all local transport links being within a short walk to Edgware Northern line and Canons Park Jubilee line (Zone 5) stations. The multiple amenities of the Broadwalk Shopping Centre, places of worship and culture, private and state schools including the well-known North London Collegiate which is based on Canons Drive itself are all located within a short distance. For further information, or to book a viewing, call the office and speak to Sales.



**£1,750,000 Freehold**



62 Mill Lane, London, NW6 1NJ  
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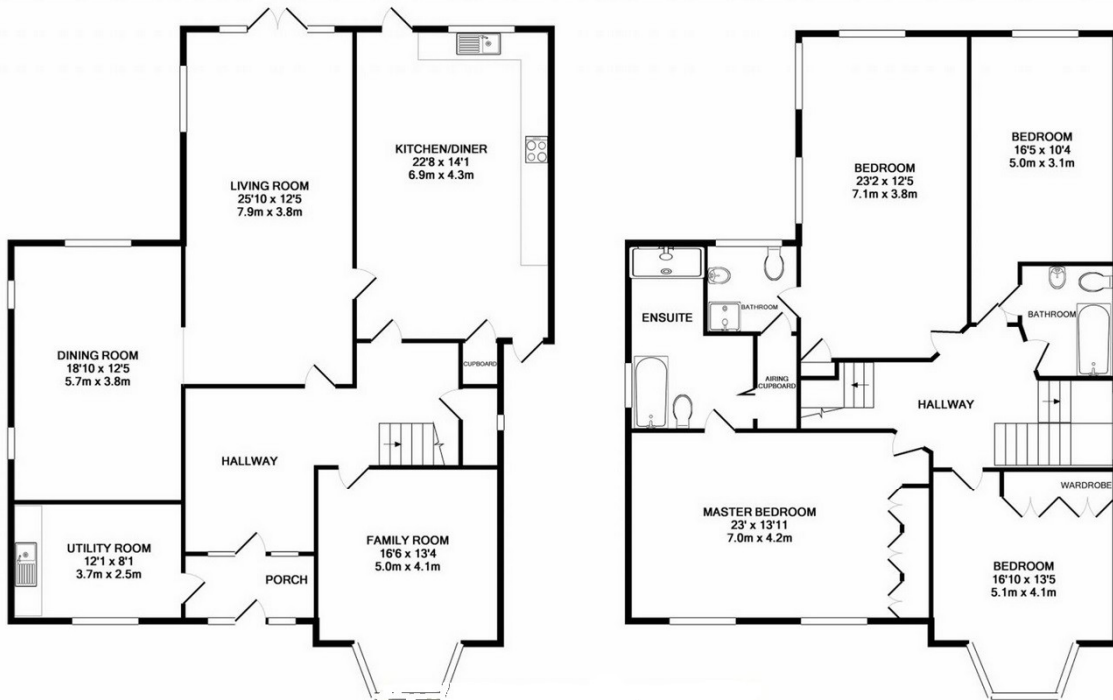


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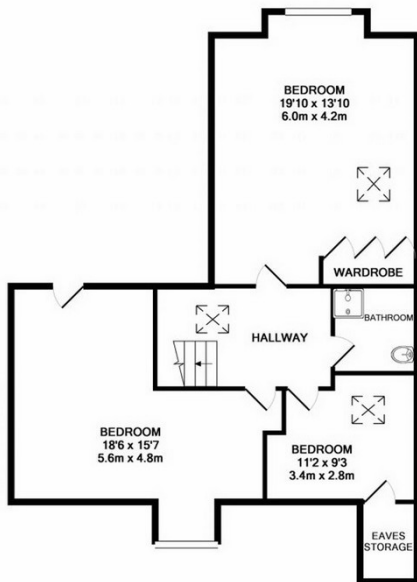


GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 3752 SQ.FT. (348.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



2ND FLOOR

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ML ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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