



## CANONS DRIVE

EDGWARE, HA8

£1,200,000  
FREEHOLD

Set on Edgware's arguably best road this stunning 1745 square foot home comprises a large open plan kitchen reception area, second living area, three/four generous bedrooms, two bathrooms (one en-suite) and a guest WC. The property has been kept to a high standard and benefits from an exceptionally large garden. The property has a garage and a large driveway. Scope for rear & loft extension subject to the usual consents. Makes for a wonderful family home.

Well located with easy access to the A1, M1 and M25 as well as public transport links (Canons Park, Edgware and Stanmore tube stations)

**PMP** | INTERNATIONAL





## Canons Drive, Edgware, HA8

Approximate Area = 1623 sq ft / 150.8 sq m  
Garage = 122 sq ft / 11.3 sq m  
Total = 1745 sq ft / 162.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

London  
PMP International  
94 Belsize Lane  
Belsize Park  
London  
NW3 5BE

020 7701 2878  
info@pmpi.co.uk  
www.pmpi.co.uk

**PMP** | INTERNATIONAL