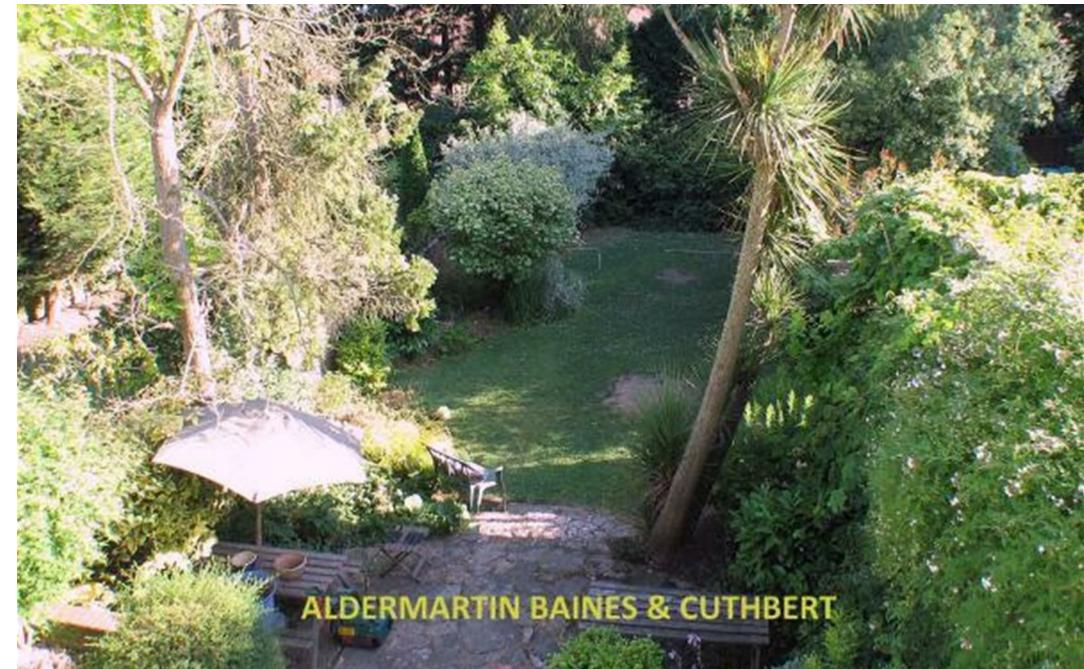
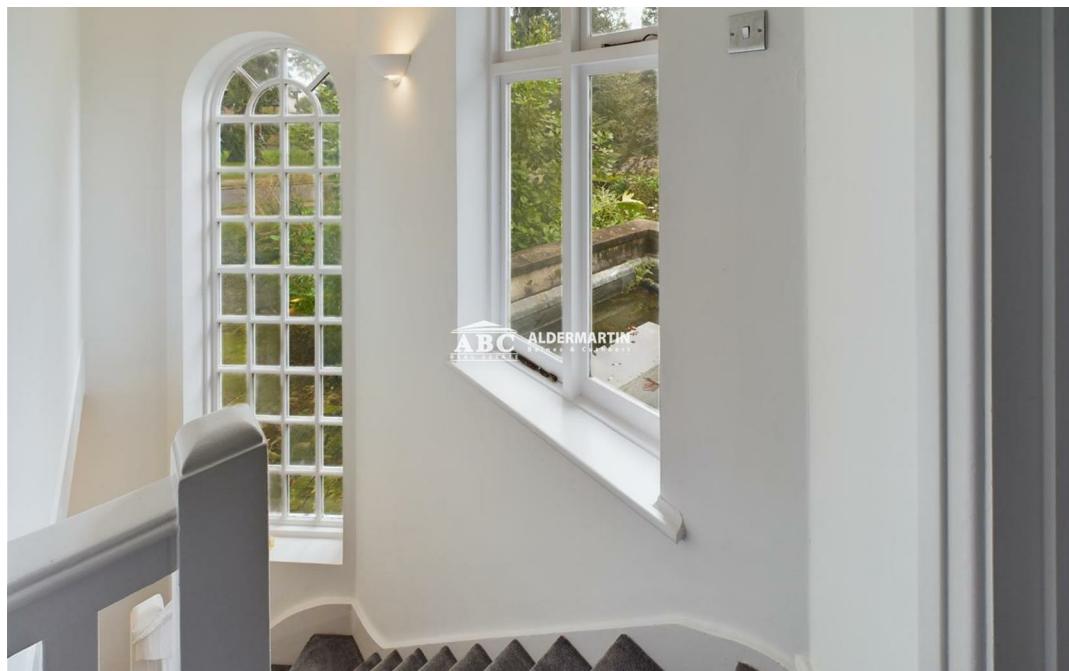


Canons Drive, Edgware HA8 7RB

£1,195,000
Freehold





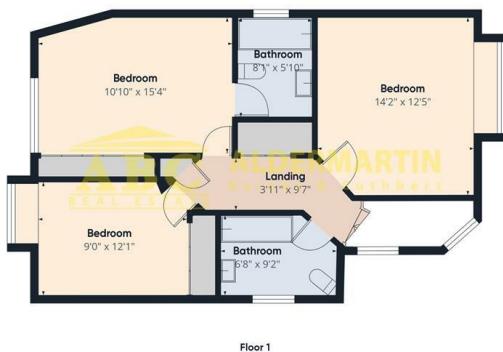


- THREE BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- EPC RATING "D" * COUNCIL TAX BAND G

- PRESTIGIOUS LOCATION
- OFF STREET PARKING

- DETACHED
- REAR GARDEN

This beautiful detached house is set in the most prestigious residential road in the whole of Edgware.



ABC ALDERMARTIN

Approximate total area⁽¹⁾
1480.88 ft²
Reduced headroom
4.18 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GIRAFFE 360

England & Wales EU Directive 2002/91/EC

Comprising three double bedrooms, two bathrooms, and large open plan living area, it's boutique style is really quite unique.

Other features include a guest WC, a long landscaped rear garden, and off street parking.

The Canons Drive Lake and Basin are all within easy walking distance, and Edgware's shopping centre and transport links are also extremely close by.

ABC Hendon Sales
020 8203 4567