

24 Cavendish Drive, Edgware, HA8 7NS
£1,249,500



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Council Tax Band: G

A home of warmth, charm, and endless potential — set behind the tree-lined avenues of the iconic Canons Drive Estate.

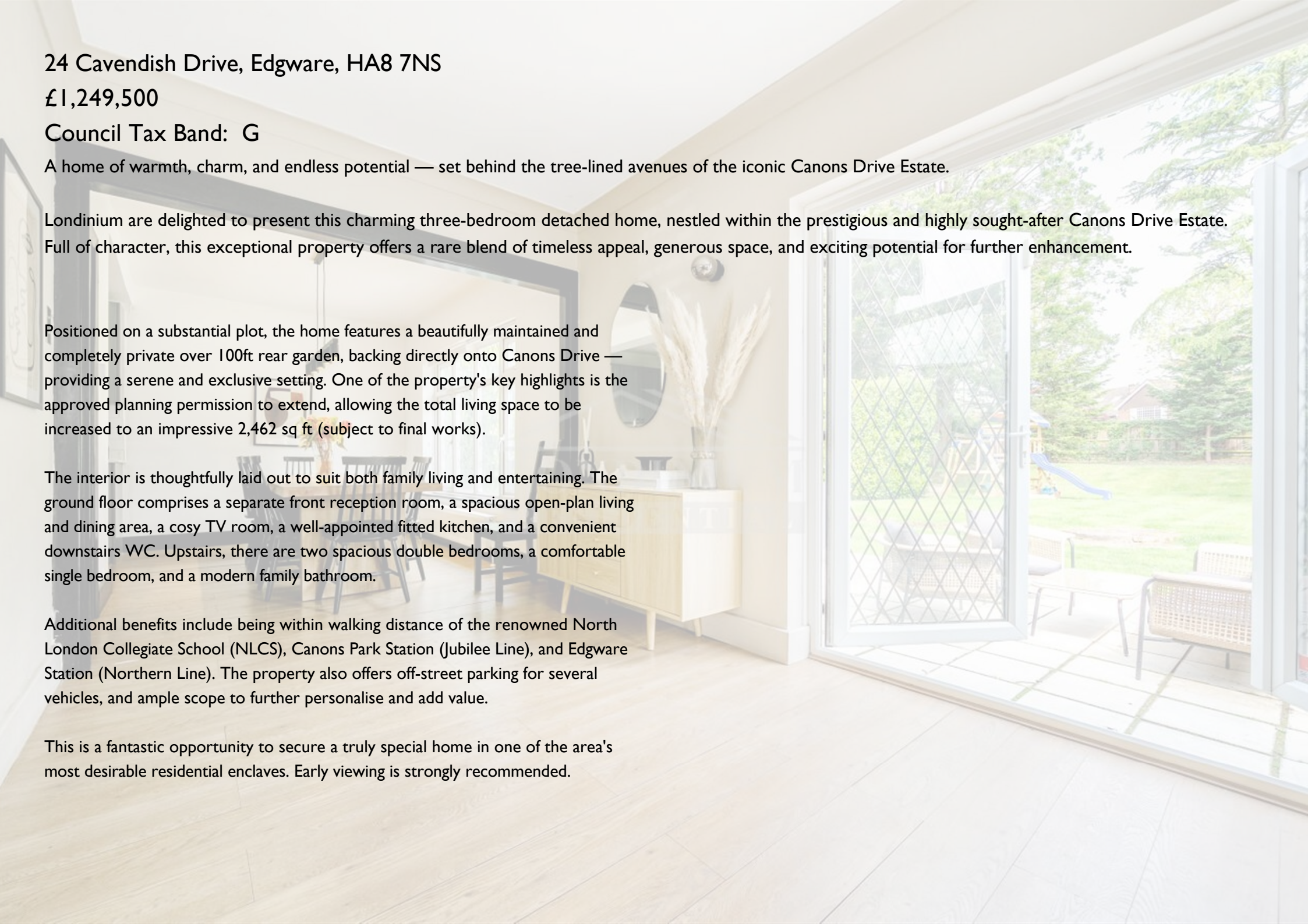
Londinium are delighted to present this charming three-bedroom detached home, nestled within the prestigious and highly sought-after Canons Drive Estate. Full of character, this exceptional property offers a rare blend of timeless appeal, generous space, and exciting potential for further enhancement.

Positioned on a substantial plot, the home features a beautifully maintained and completely private over 100ft rear garden, backing directly onto Canons Drive — providing a serene and exclusive setting. One of the property's key highlights is the approved planning permission to extend, allowing the total living space to be increased to an impressive 2,462 sq ft (subject to final works).

The interior is thoughtfully laid out to suit both family living and entertaining. The ground floor comprises a separate front reception room, a spacious open-plan living and dining area, a cosy TV room, a well-appointed fitted kitchen, and a convenient downstairs WC. Upstairs, there are two spacious double bedrooms, a comfortable single bedroom, and a modern family bathroom.

Additional benefits include being within walking distance of the renowned North London Collegiate School (NLCS), Canons Park Station (Jubilee Line), and Edgware Station (Northern Line). The property also offers off-street parking for several vehicles, and ample scope to further personalise and add value.

This is a fantastic opportunity to secure a truly special home in one of the area's most desirable residential enclaves. Early viewing is strongly recommended.









Cavendish Drive, Edgware, HA8

Approximate Area = 1617 sq ft / 150.2 sq m

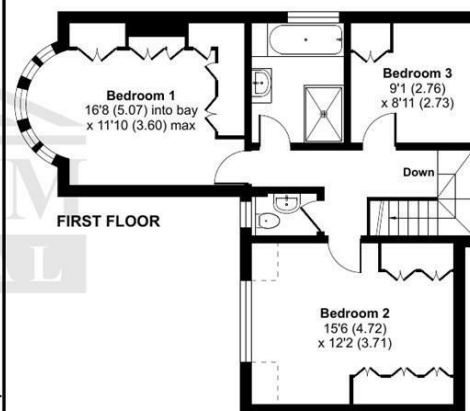
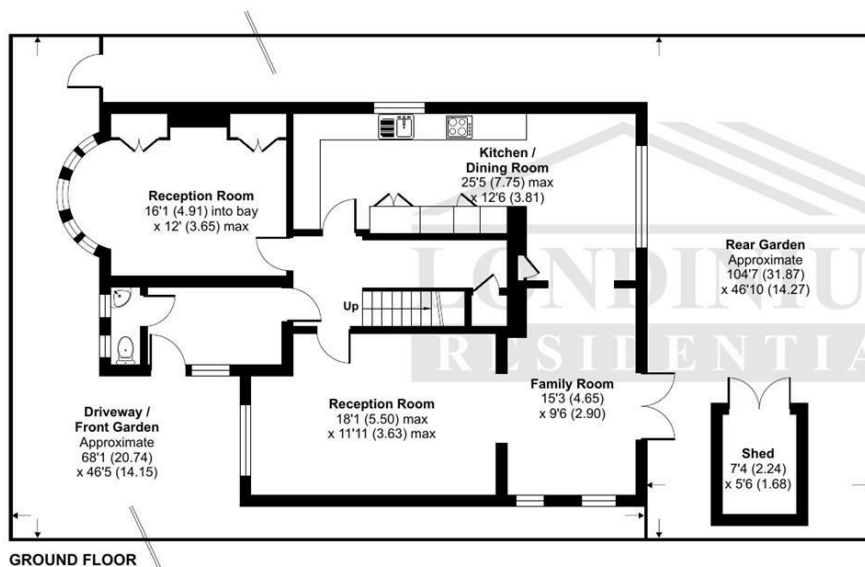
Limited Use Area(s) = 12 sq ft / 1.1 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 1670 sq ft / 155.1 sq m

For identification only - Not to scale

Denotes restricted
head height



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		