

PETERMANS
LOCAL PROPERTY EXPERTS



Lake View, Edgware, £1,250,000 Freehold

- Prestigious Canons Drive Estate
- Five Bedroom, Two Bathroom, Detached Family Home
- Separate lounge
- Through Lounge/Dining Room
- Office
- Well-appointed Kitchen Breakfast Room
- En-suite Shower Room To Main Bedroom
- Approx 80Ft Rear Garden
- 2,034 Sq Ft

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We are delighted to present this impressive five-bedroom, two-bathroom detached family residence, ideally situated on the highly sought-after Canons Drive Estate. This prestigious location offers residents exclusive access to a private seven-acre lake as well as the picturesque Public Basin Lake. The property enjoys an enviable position close to North London Collegiate School, a range of places of worship, and provides convenient access to Edgware town centre, Edgware Station (Northern Line), and Canons Park Station (Jubilee Line)—ensuring excellent connectivity to Central London.



The property offers well-proportioned accommodation comprising a separate lounge, a spacious through lounge/dining room, a study, a kitchen/breakfast room, and a ground floor cloakroom. To the first floor, the principal bedroom benefits from an en-suite shower room. There are four further bedrooms, a family bathroom, and a separate WC. Externally, the rear garden extends to approximately 80 feet in length, providing a generous outdoor space, while to the front there is off-street parking.

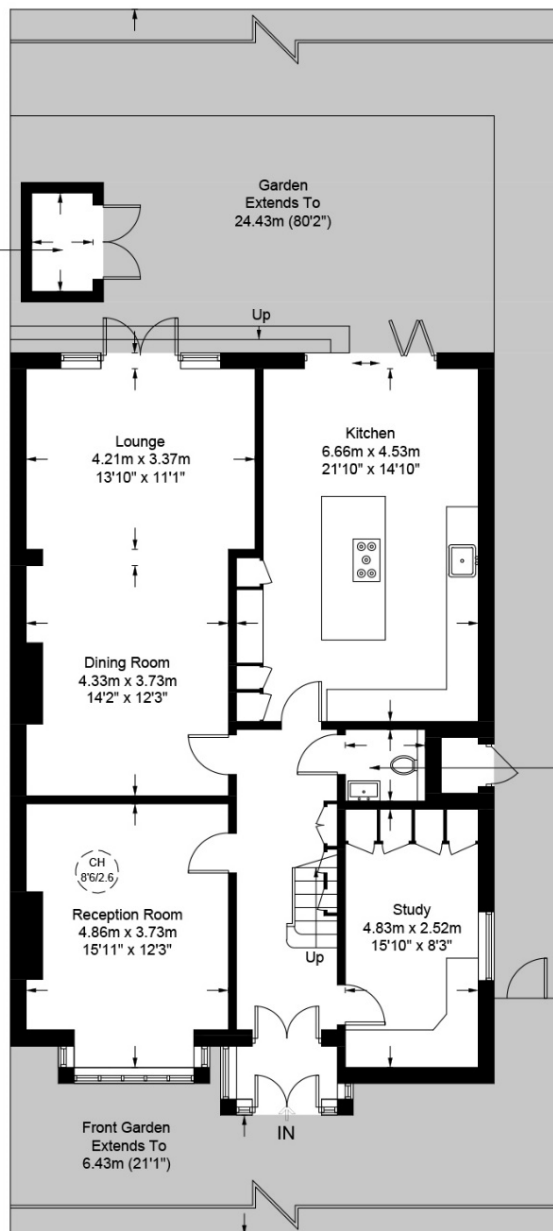
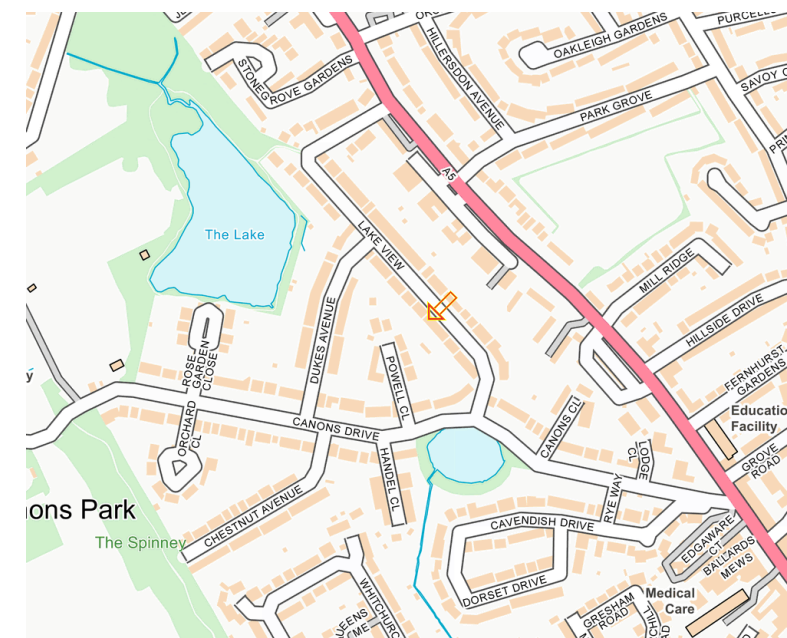




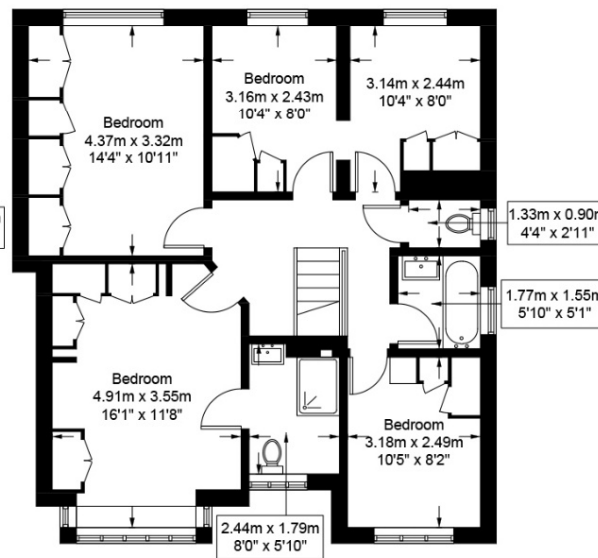
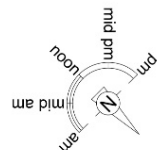
Approximate Gross Internal Area = 2034 sq ft / 189.0 sq m

Price: £1,250,000
 Tenure: Freehold
 Beds: 5
 Baths: 3
 Reception Rooms: 2
 Total Sq Ft: 2,034
 Council Tax Band: Band G Harrow
 EPC Rating: Band D

Distance to:
 Edgware Station 0.7 Miles
 Stanmore Station 1.1 Miles



Ground Floor



First Floor

VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy