



1 High Road
Eastcote
Pinner
HA5 2EW
T 020 4516 5801
E harrowandpinner@fineandcountry.com
fineandcountry.com



St. Margarets Road, Edgware, HA8 9UT

Offers In Excess Of £1,750,000 Freehold



KEY FEATURES:

This beautifully extended and meticulously renovated family home combines space, style and versatility, perfectly suited to modern living and entertaining. Set on a wide residential road just a five-minute walk from Edgware Underground Station, it offers a peaceful setting with excellent access to transport, schools and amenities.

Step into a bright entrance hall with views straight through to the garden, creating an instant sense of openness. The heart of the home is an impressive open-plan living and dining area, large enough to host multiple seating zones and dining spaces. Two sets of bifold doors open onto a wide terrace, creating seamless indoor-outdoor flow—ideal for summer entertaining. The contemporary kitchen features sleek stone worktops, a large island, three sinks and premium Siemens appliances, including dual ovens, microwaves and a five-burner gas hob. A separate utility room provides additional storage and laundry facilities.

Two further reception rooms offer flexibility for a home office, games room or snug, while a generous ground-floor bedroom with an ensuite is perfect for guests or multigenerational living.

Upstairs, the principal suite boasts a walk-in dressing room and a luxury ensuite. Another bedroom has its own ensuite, with two additional bedrooms served by a stylish family bathroom. The top floor provides two further bedrooms and an extra bathroom, ideal for guests, hobbies or a home gym.

Outside, the rear garden is private and low-maintenance, featuring a spacious terrace and lawn. To the front, a gated carriage driveway provides parking for up to eight cars.

This sought-after location is a short walk from Edgware Station, shops, supermarkets, places of worship and top schools, including North London Collegiate. Nearby green spaces such as Canons Park complete the picture of this exceptional home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

HARROW NORTHWOOD & PINNER have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.