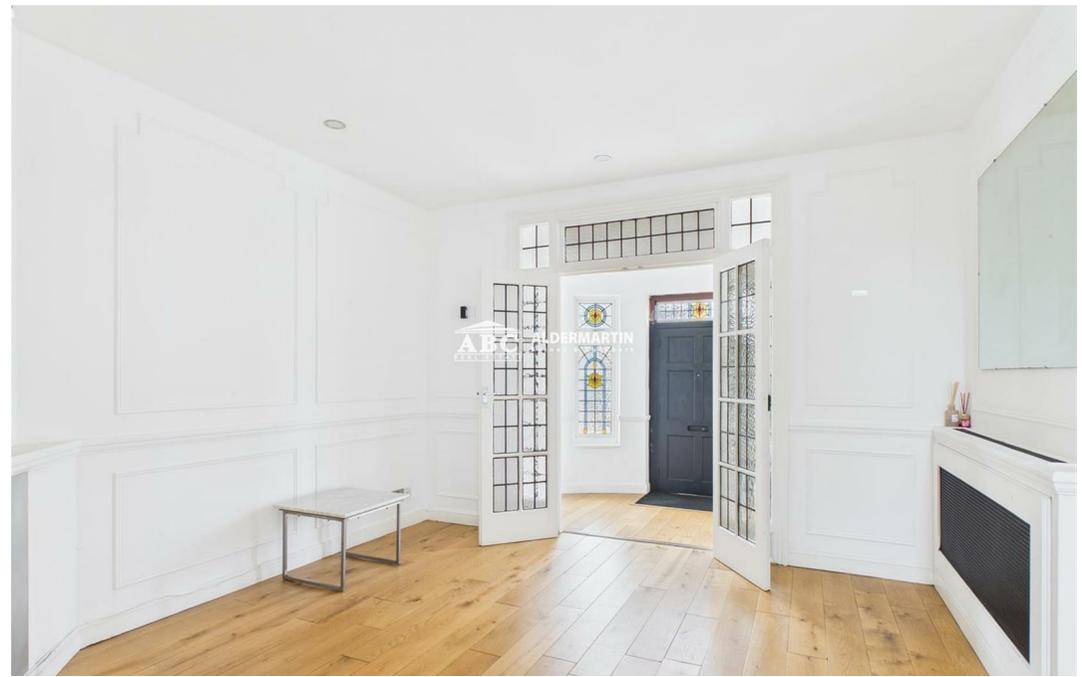
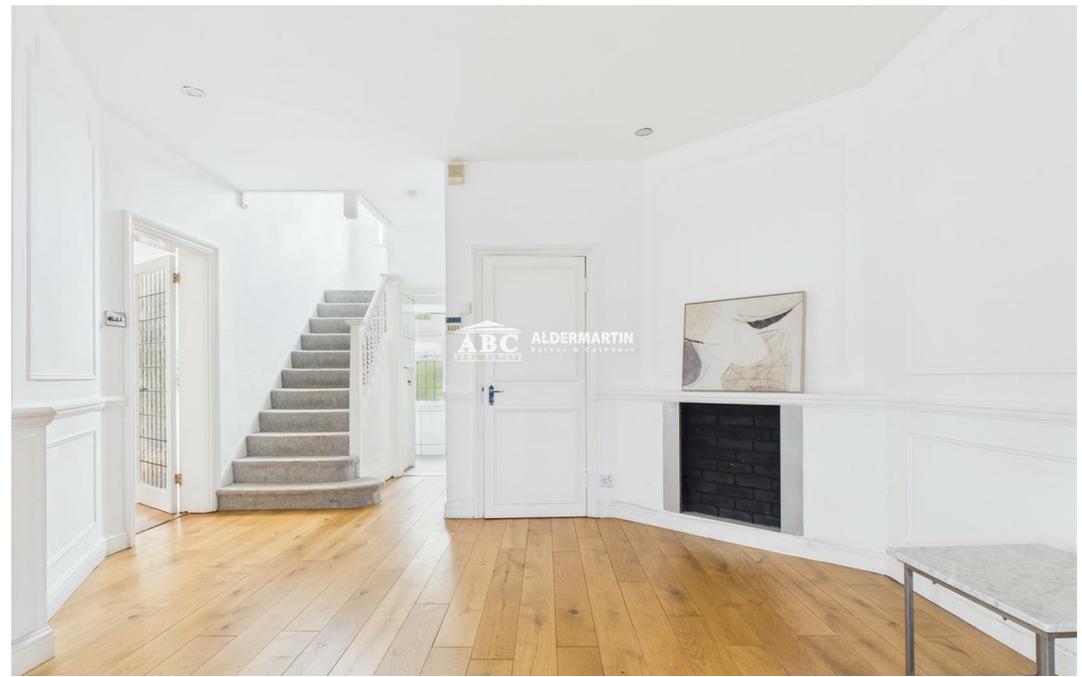


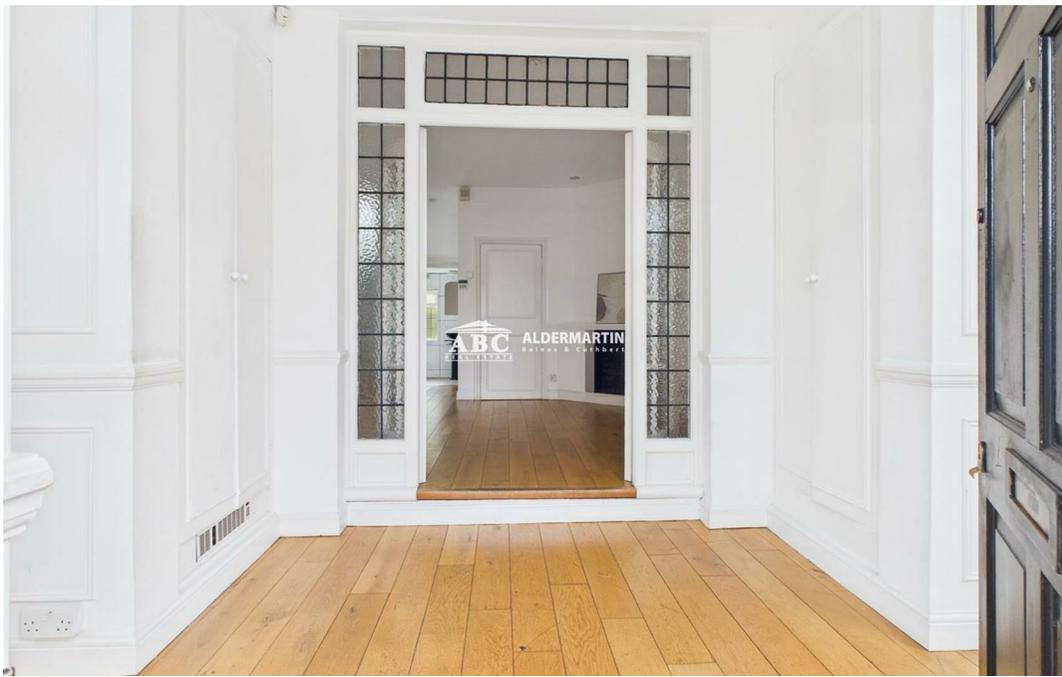
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**Penshurst Gardens, Edgware HA8 9TP**

**£1,450,000**  
**Freehold**







- DETACHED HOUSE
- GARAGE + OFF STREET PARKING
- WIDE PLOT - GREAT POTENTIAL

- PRIME CENTRAL EDGWARE LOCATION
- CHAIN FREE
- EPC RATING C - COUNCIL TAX BAND G

- FIVE BEDROOMS + TWO BATHROOMS
- PLANNING CONSENT
- CLOSE TO ALL LOCAL AMENITIES

We are pleased to offer this large detached family home in central Edgware, literally minutes from the shops, restaurants, and Northern Line tube station on Station Road.

Comprising five good sized bedrooms, a massive though lounge and dining room, an eat in kitchen- diner, a guest WC and an abundance of storage, plus a garage and off street parking, the house offers bright and spacious living accommodation.

Planning consent has been granted to demolish the property and build a considerably larger two storey detached house, with rooms in the loft space and a basement, making this an opportunity not to be missed.

A copy of the Planning Consent is available upon request.

Floor 0

Floor 1

Approximate total area<sup>m</sup>  
2138 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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