

PETERMANS
LOCAL PROPERTY EXPERTS



Cavendish Drive, Edgware, Offers In Excess Of £1,295,000 Freehold

- Unique and substantial detached residence situated on one of Edgware's most prestigious roads.
- Located within the exclusive Canons Drive Estate,
- Versatile accommodation comprising five bedrooms, five bathrooms and six reception rooms.
- Unusual layout offering excellent potential for multi-generational living or accommodating extended family.
- No Chain
- 2,955 Sq FT

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Situated on Cavendish Drive, widely regarded as one of Edgware's premier roads, within the prestigious Canons Drive Estate, this unique detached residence offers an exceptional opportunity to acquire a substantial and versatile home in a highly sought-after location. Residents benefit from access to the estate's private seven-acre lake, as well as the picturesque public basin lake.

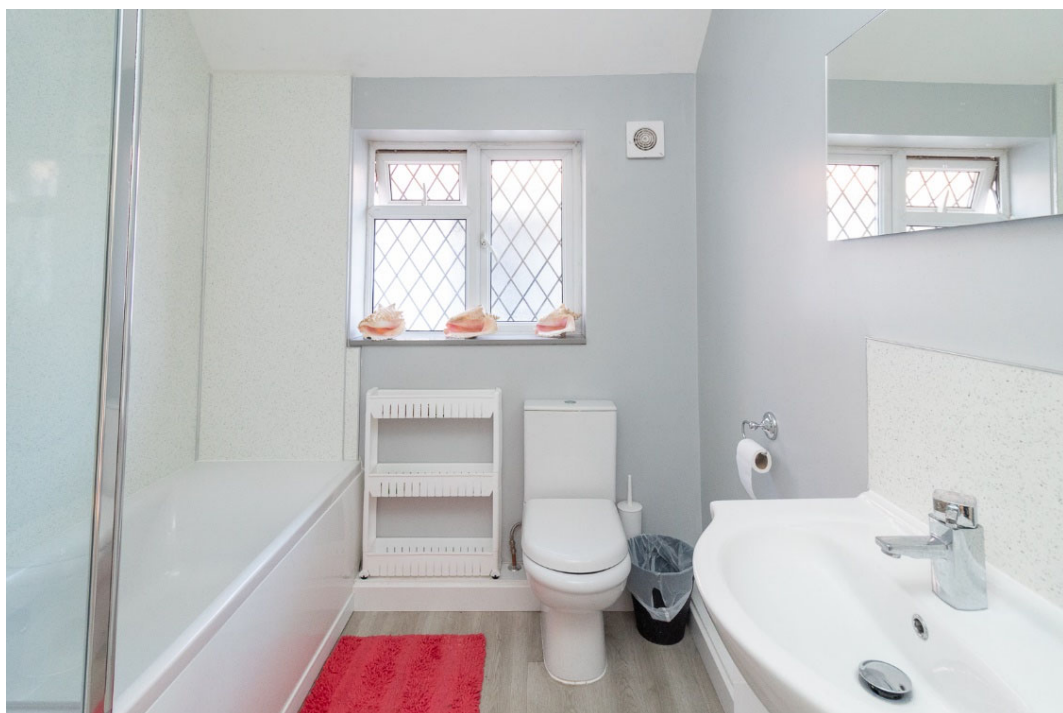
The property offers an unusual layout, comprising three bedrooms, flexible family room (could be another bedroom) and two bathrooms, complemented by a further two bedrooms and three bathrooms on the ground floor, together with an impressive six reception rooms, providing extensive and flexible accommodation with considerable scope to suit a variety of needs. Canons Drive is ideally positioned close to the renowned North London Collegiate School, with convenient access to Edgware town centre and Edgware Underground Station (Northern Line), as well as Canons Park Underground Station (Jubilee Line).





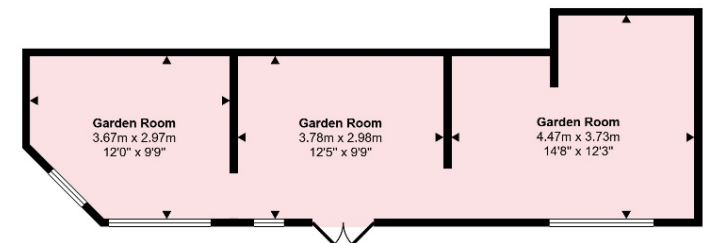
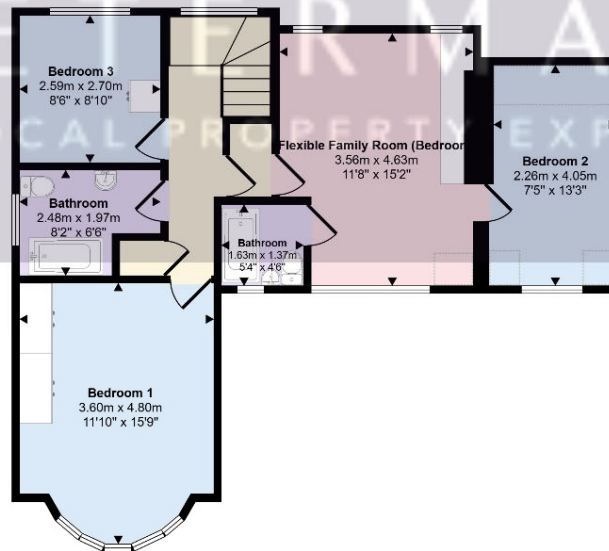
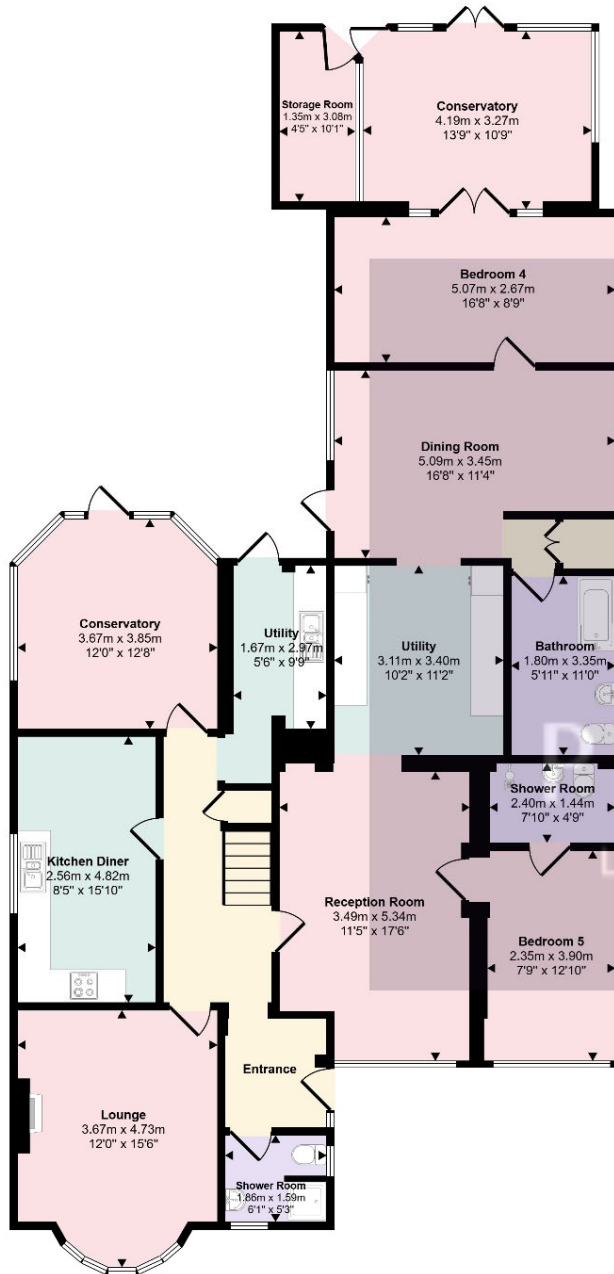








Approx Gross Internal Area
275 sq m / 2955 sq ft



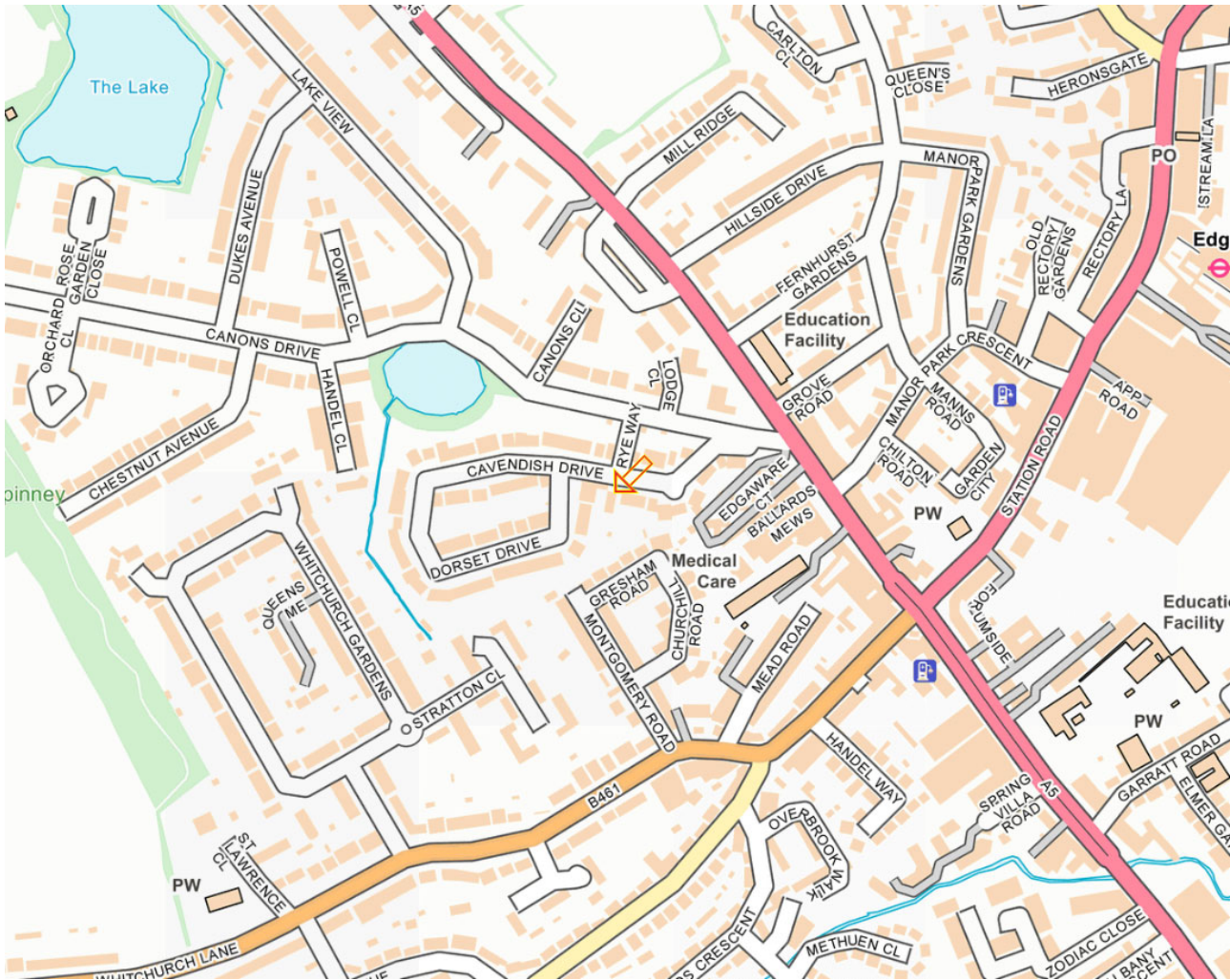
Ground Floor
Approx 171 sq m / 1835 sq ft

First Floor
Approx 67 sq m / 719 sq ft

Outbuilding
Approx 37 sq m / 401 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Price: OIEO £1,295,000
Tenure: Freehold
Beds: 5
Baths: 5
Reception Rooms: 6
Total Sq Ft: 2,955
Council Tax Band: Band G in Harrow
EPC Rating: D

Distance to:
Edgware Station 0.5 Mile
Canons Park Station 0.8 Miles
Stanmore Station: 1.4 Miles

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		