PETERMANS
LOCAL PROPERTY EXPERTS



Cavendish Drive, Edgware, £1,250,000 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

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk

Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Pertermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.





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).






DIRECT
MOVING
BOXES



































Approx Gross Internal Area
275 sq m / 2955 sq ft



PETERMANS
LOCAL PROPERTY EXPERTS

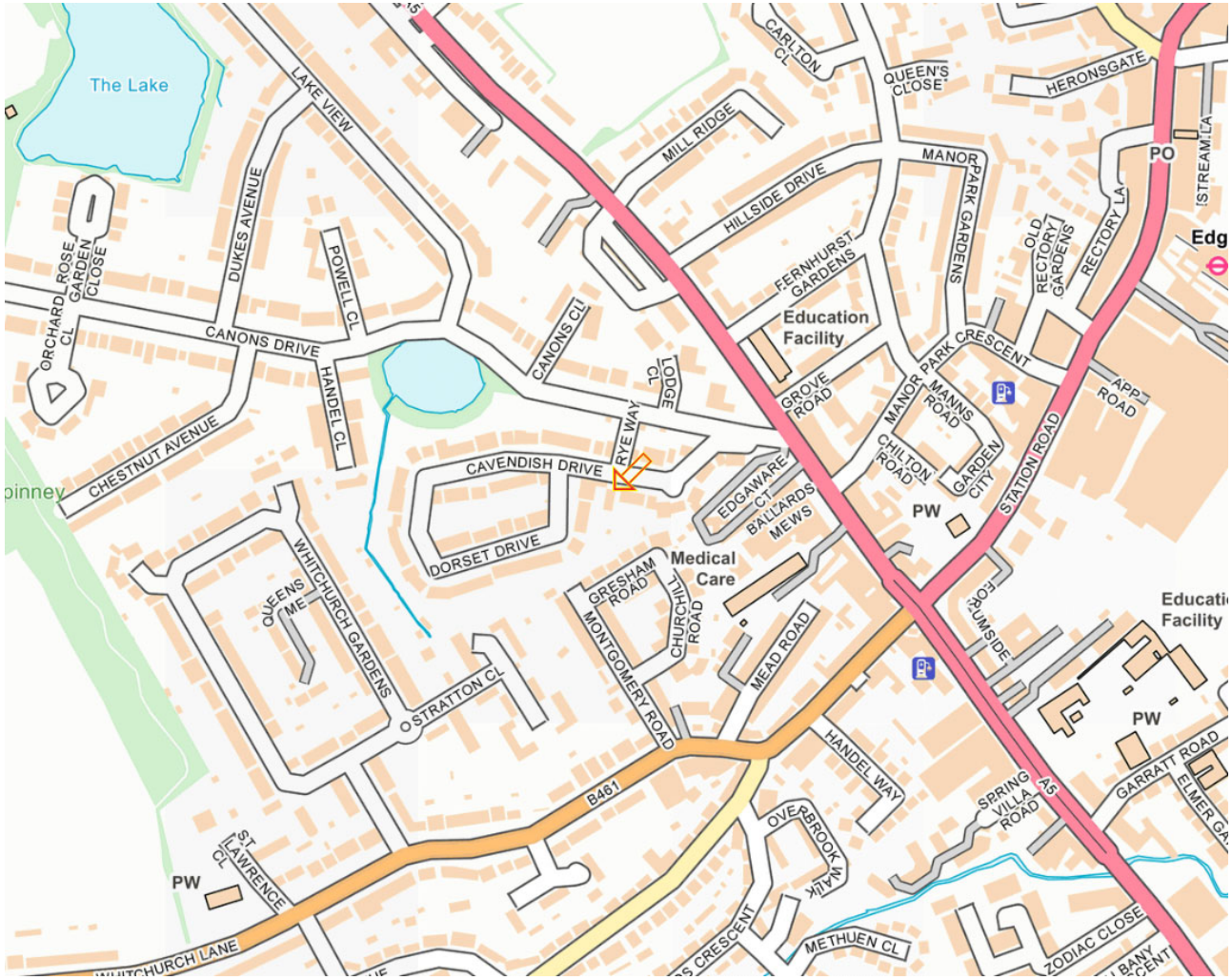
Ground Floor
Approx 171 sq m / 1835 sq ft

First Floor
Approx 67 sq m / 719 sq ft

Outbuilding
Approx 37 sq m / 401 sq ft

Denotes head height below 1.5m

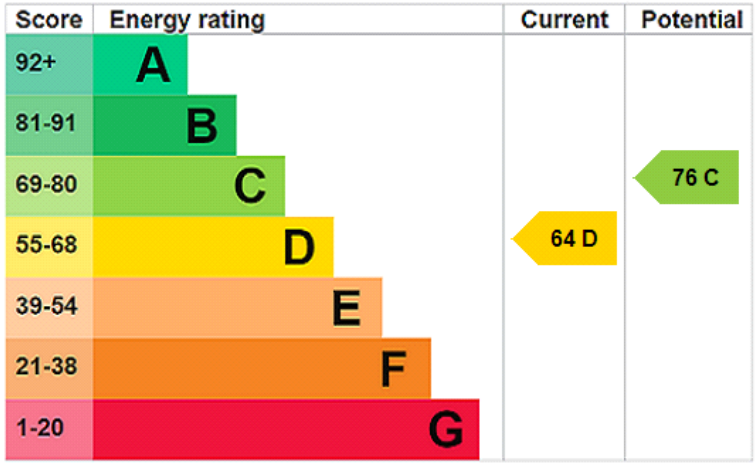
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Price:	£1,250,000
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