

Sole Agent

32 Canons Drive, Edgware, HA8 7QT

£2,000,000 Subject to Contract



Commanding a wide plot on the most sought after road in Edgware and on the market for the first time in over 40 years is this large attractive family home.

The house is predominantly arranged over two floors, 3661 sq ft/340.1 sq m and incorporates an indulgent Principal Bedroom Suite, Three/Four further Bedrooms, Two further Bathrooms, large Kitchen/Diner and wonderful, versatile, entertaining areas.

Whilst already an imposing property there is ample scope to extend should one need and STPP.

The house enjoys tremendous views to the front over the 'Basin Lake', double width integral Garage, ample off street parking and rear Garden which extends to over 100'/31m.

Canons Drive is a wide tree lined street and is part of a private 'Estate' encompassing some 340 houses and 66 flats. The estate boasts its own Seven Acre Lake, a private lake which is only accessible to residents. Canons Drive is located minutes from the esteemed North London Collegiate School for Girls, the Broadwalk Shopping Centre and within easy access of both Edgware (Northern Line) and Canons Park (Jubilee Line) underground Stations.

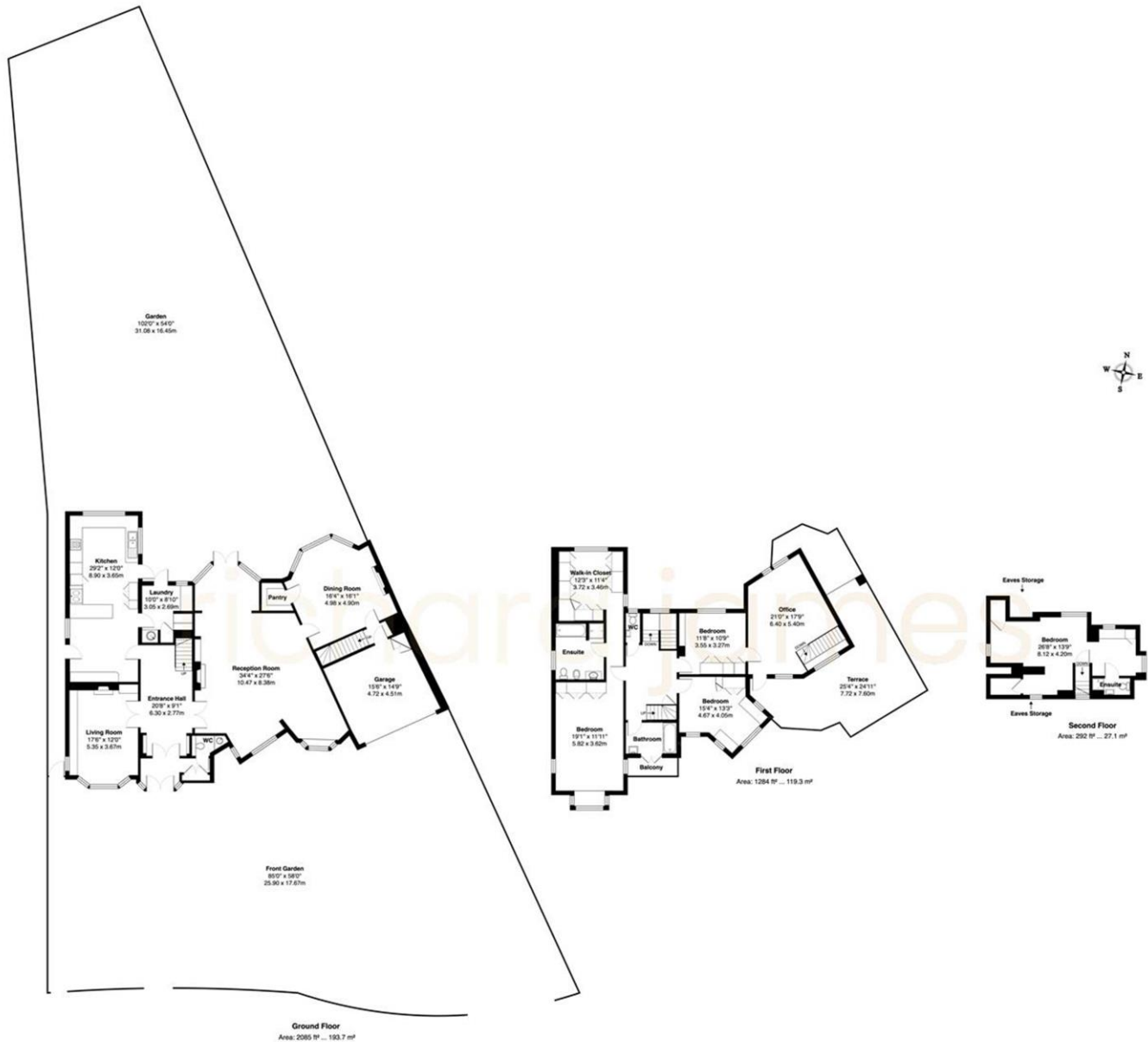
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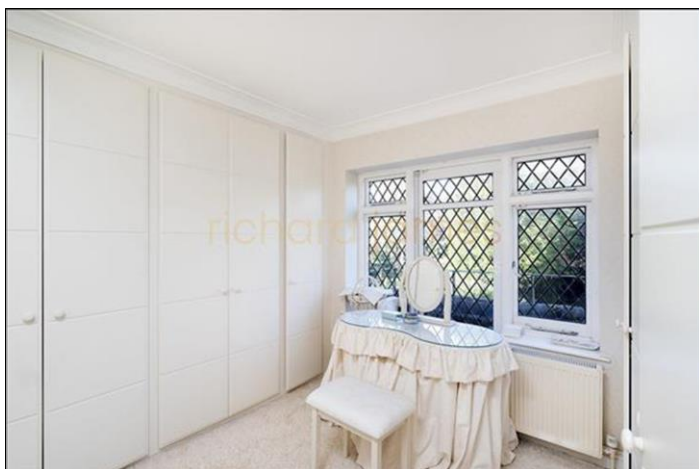
Canons Drive NW7

Total Gross Area: 3661 ft² ... 340.1 m² (excluding eaves storage)

Floor plans are for identification and guideline purposes only, not to scale. Complete EPCs upon measuring practice.

- DETACHED FAMILY HOUSE
- AMPLE OFF STREET PARKING
- 3661 SQFT / 340.1 SQM
- STUINNING VIEWS OVER BASIN LAKE
- WIDE PLOT

- DOUBLE WIDTH INTEGRAL GARAGE
- LANDSCAPED REAR GARDEN
- SCOPE FOR VARIOUS EXTENSION STPP
- CLOSE TO LOCAL AMENETIES
- SOUGHT AFTER LOCATION



PRICE - Offers over £2,000,000
TENURE - Freehold
COUNCIL TAX BAND H
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.