



PETERMANS  
LOCAL PROPERTY EXPERTS



Lodge Close,  
Canons Drive,  
Edgware,  
£550,000  
Share Of Freehold

- Spacious 3 Bedroom, 2 Bathroom, Second Floor, Luxury Apartment
- Largest Style Flat In The Block
- Spacious Reception Room With Access To Balcony
- En-Suite Bathroom To Master Bedroom
- Shower Room
- Secure Parking
- Lift In Block
- Garage
- Chain Free
- 1,330 Sq Ft

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Situated within this highly prestigious and extremely sought after location on Canons Drive, we are delighted to offer the largest style flat in block with three bedrooms, 2 bathroom, on the second floor of this purpose built block.

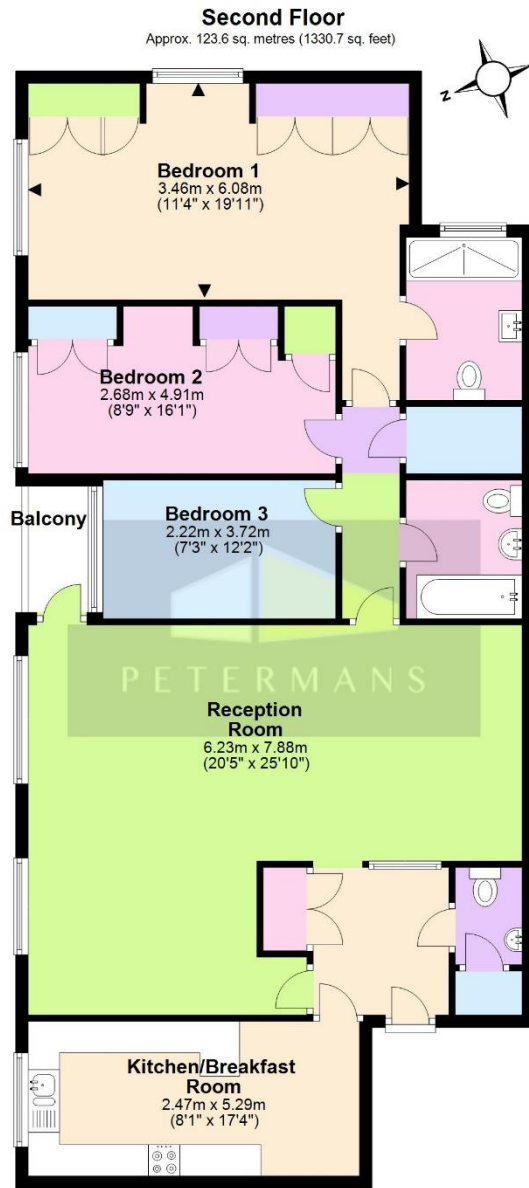


The property comprises a larger style kitchen, spacious L shaped reception room with access to private balcony, 3 bedrooms with en-suite shower room to the master bedroom, family shower room, video entry phone and secure parking. There is also a garage.

The property is offered chain free.







Total area: approx. 123.6 sq. metres (1330.7 sq. feet)

**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

|                   |                     |
|-------------------|---------------------|
| Price:            | £550,000            |
| Tenure:           | Share Of Freehold   |
| Beds:             | 3                   |
| Baths:            | 2                   |
| Reception Rooms:  | 1                   |
| Total Sq Ft:      | 1,330               |
| Council Tax Band: | Band F in Harrow    |
| EPC Rating:       | B                   |
| Service Charge:   | £6,000 per annum    |
| Lease Length:     | 980 years remaining |

Distance to:  
 Edgware Station: 0.5 Miles  
 Stanmore Station: 1.4 Miles

