



PETERMANS
LOCAL PROPERTY EXPERTS



Lodge Close,
Canons Drive,
Edgware,
£475,000
Share Of Freehold

- Spacious 3 Bedroom, 2 Bathroom, Second Floor, Luxury Apartment
- Largest Style Flat In The Block
- Spacious Reception Room With Access To Private Balcony
- En-Suite Bathroom To Master Bedroom
- Bathroom
- Secure Parking
- Lift In Block
- Chain Free
- 1,254 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, family bathroom, video entry phone and secure parking.

The property is offered chain free and viewing is highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 116.7 sq. metres (1255.8 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: £475,000
Tenure: Share Of Freehold
Beds: 3
Baths: 2
Reception Rooms: 1
Total Sq Ft: 1,254
Council Tax Band: Band F in Harrow
EPC Rating: C
Service Charge: £6,283 per annum
Lease Length: 980 years remaining

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

