



PETERMANS
LOCAL PROPERTY EXPERTS



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

- Spacious 3 Bedroom, 2 Bathroom, Second Floor, Apartment
- Large, Bright Reception Room
- Sunny Private Balcony
- En-Suite Bathroom Room To Master Bedroom
- Bathroom
- Guest WC
- Allocated Parking In Garage
- South Facing
- 1,142 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) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



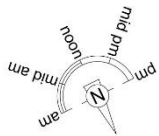
Situated within this highly prestigious and extremely sought after location on Canons Drive, we are delighted to offer this spacious, three bedroom, two bathroom purpose built, second floor apartment (lift in block), south facing.



The property comprises a galley style kitchen, bright & spacious reception room, sunny private balcony, 3 bedrooms with en suite bathroom to master bedroom, family bathroom, guest WC, video entry phone, allocated parking in garage.



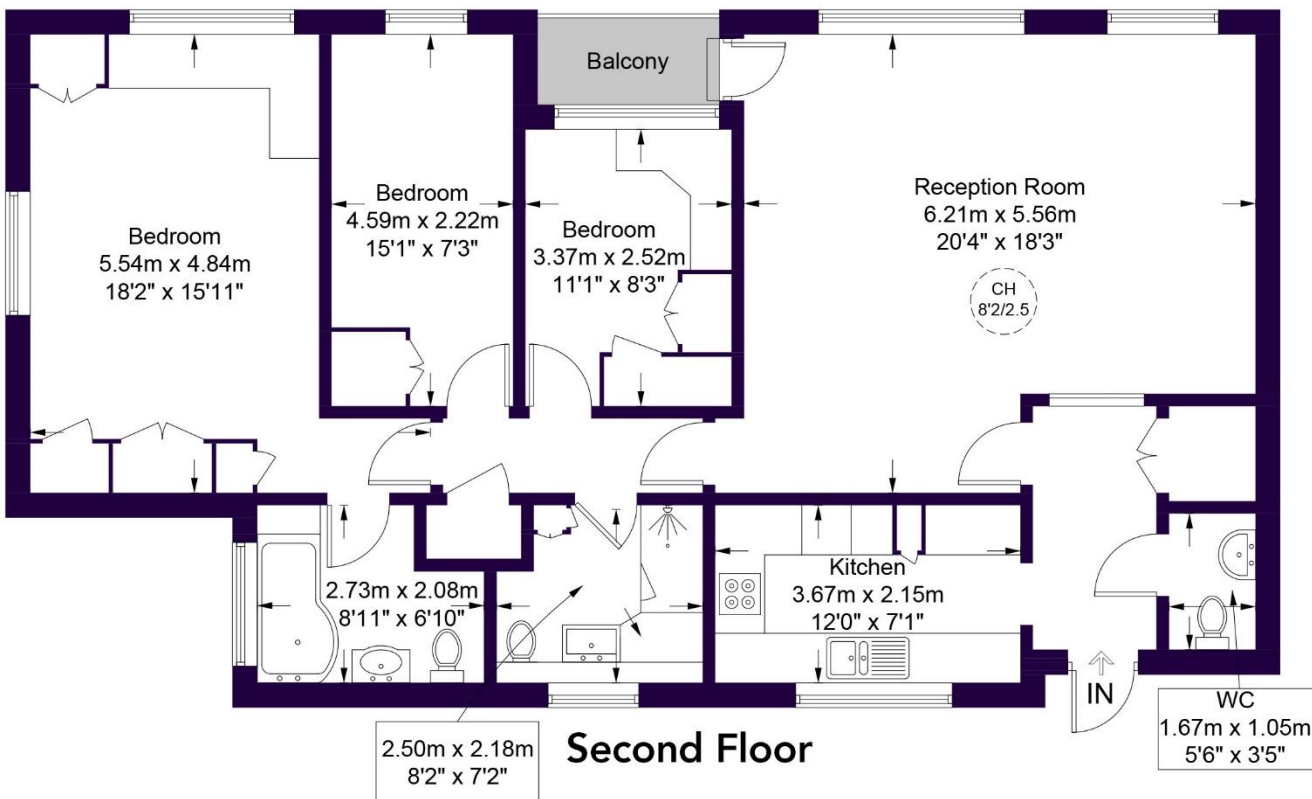
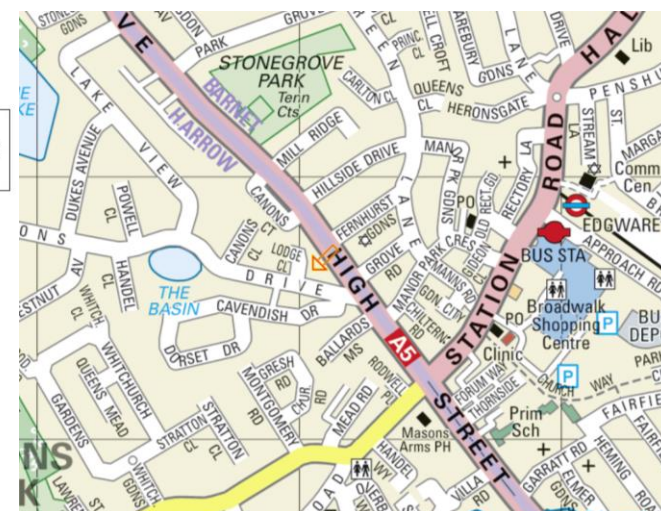




Approximate Gross Internal Area = 1142 sq ft / 106.1 sq m

Price: £475,000
 Tenure: Share Of Freehold
 Beds: 3
 Baths: 2
 Reception Rooms: 1
 Total Sq Ft: 1,142
 Council Tax Band: Band G in Harrow
 EPC Rating: D
 Service Charge: £5,665 Per Annum
 Lease Length: 973 years remaining

Distance to:
 Edgware Station: 0.5 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