

**PETERMANS**  
LOCAL PROPERTY EXPERTS

# Penshurst Gardens Edgware £1,475,000 Freehold

- 6 Bedroom, 3 Bathroom  
Detached Family Home
- 3 Separate Reception  
Rooms
- Fitted Kitchen/Breakfast  
Room
- Utility Room
- D/S WC
- En-Suite Bathroom To  
Master Bedroom
- Bathrooms On 1<sup>st</sup> & 2<sup>nd</sup>  
Floor
- Approx. 90ft Rear  
Garden
- Chain Free
- 2,743 Sq Ft

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NORTH LONDON  
HOSPICE



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Situated in this sought after location and within easy reach of both Edgware's multiple shopping centre and underground station (Northern Line). We are delighted to offer this, six bedroom, three bathroom detached family home in one of Edgware's most prestigious roads. The property is being sold chain free.



The property comprises three separate reception rooms, fitted kitchen/breakfast room, utility room, d/s WC, coat cupboard, En-suite bathroom to master bedroom, family bathroom, airing cupboard, two bedrooms on the 2<sup>nd</sup> floor and another bathroom on the 2<sup>nd</sup> floor. Approx. 90' rear south facing garden and off street parking for several cars.





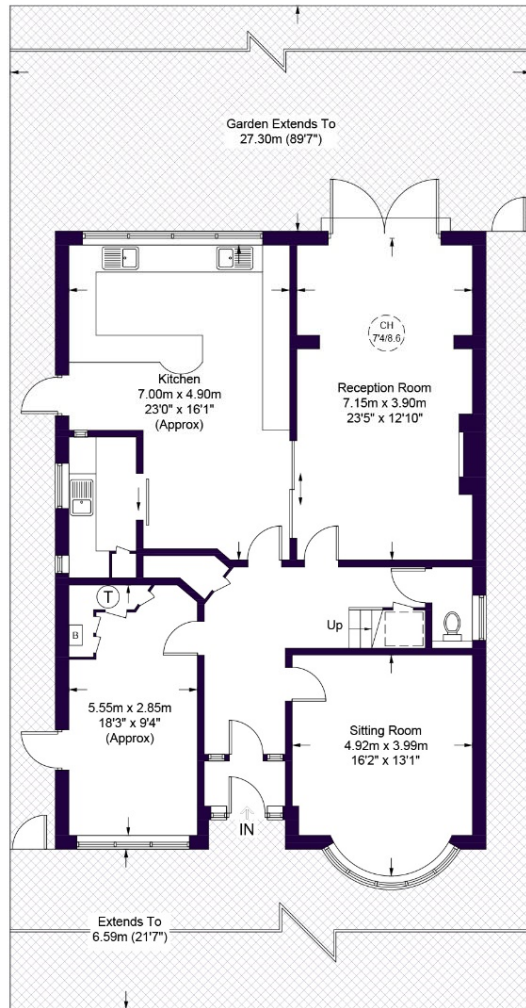


# Penshurst Gardens, HA8

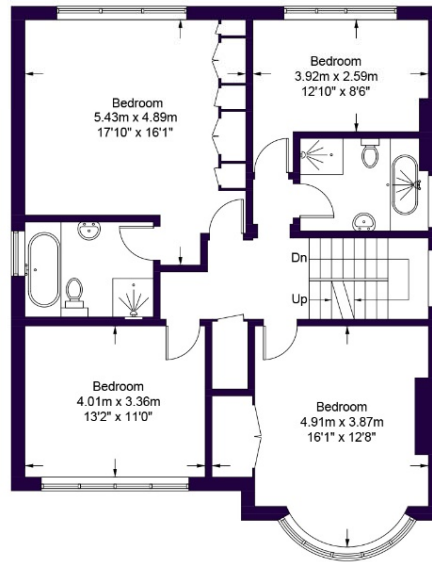
Approximate Gross Internal Area = 250.3 sq m / 2695 sq ft  
(Including Garage / Excluding Reduced Headroom)

Reduced Headroom = 4.5 sq m / 48 sq ft

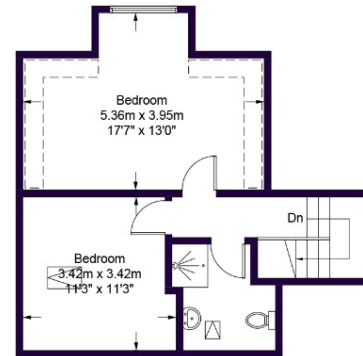
Total = 254.8 sq m / 2743 sq ft



Ground Floor



First Floor



Second Floor

Price: £1,475,000

Tenure: Freehold

Beds: 6

Baths: 3

Reception Rooms: 3

Total Sq Ft: 2,743

Council Tax Band: Band G in Barnet

EPC Rating: C

Distance to;

Edgware Station: 0.3 Miles

Mill Hill Station : 1.2 Miles

Stanmore Station: 1.7 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

