

## EDWAREBURY LANE

LONDON, HA8 8NE

£1,195,000  
FREEHOLD

Stunning 6-Bedroom Detached House on Edwarebury Lane, Rebuilt to a High Standard

This beautifully extended and loft-converted property was rebuilt to an exceptional standard. Featuring a garage and offering modern, spacious living, this home is a standout opportunity.

The ground floor boasts an open-plan layout combining the kitchen and reception areas, creating an expansive, inviting space. There is also a convenient downstairs WC for guests, as well as a separate utility room for added practicality. The property benefits from underfloor heating, as well as new wiring and plumbing from the time of the rebuild.

Upstairs, all six bedrooms are generously sized, providing ample space and storage. The master bedroom includes a luxurious en-suite bathroom and a walk-in wardrobe. Every detail of the house



TAYLOR HAWKINS  
Estate Agents  
0208 958 2222 / Taylor-hawkins.co.uk

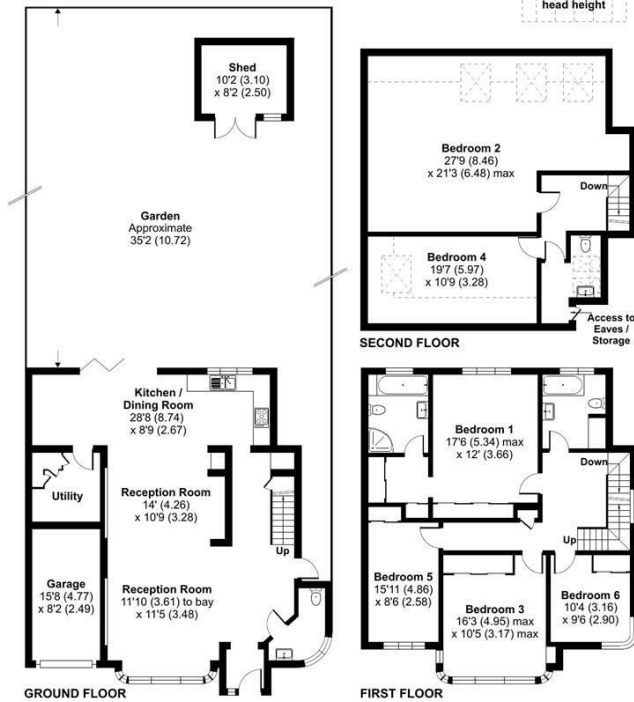


### Edgwarebury Lane, Edgware, HA8

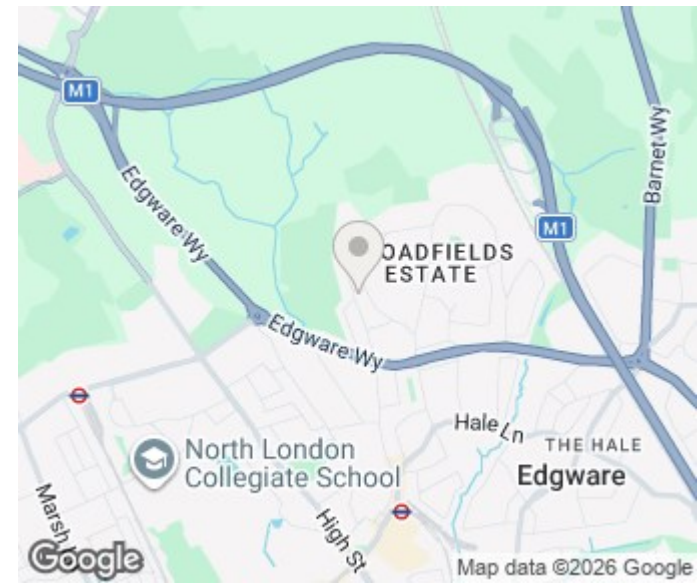
Approximate Area = 2693 sq ft / 250.1 sq m  
Limited Use Area(s) = 183 sq ft / 17 sq m  
Shed = 83 sq ft / 7.7 sq m  
Garage = 126 sq ft / 11.7 sq m  
Total = 3085 sq ft / 286.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © brdnecom 2024. Produced for Taylor Hawkins. REF: 1216356



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Edgware Sales  
58 Edgware Way  
Edgware  
Middlesex  
HA8 8DJ

020 8958 2222  
property@taylorhawkins.co.uk  
<https://taylorhawkins.co.uk/>



**TAYLOR HAWKINS**  
Estate Agents  
0208 958 2222 / Taylorhawkins.co.uk