



## THE RISE

EDGWARE, HA8 8NS

**£975,000**  
**FREEHOLD**

A spacious 4-bedroom detached house located in a prime position on The Rise, just a short distance from the station. The property is in need of modernisation but offers significant potential. Planning permission has been submitted for a part single, part two-storey side and rear extension, which includes five rooflights and a new raised patio area with access steps. Additionally, a new front porch is proposed, along with a roof extension featuring side and rear dormer windows and rooflights on the front, side, and rear elevations. The plans also involve the removal of the chimney and internal alterations, which are currently pending approval and should be granted soon. The property will be sold with these plans.



**TAYLOR HAWKINS**  
Estate Agents  
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## The Rise, Edgware, HA8

Approximate Area = 1387 sq ft / 128.8 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1585 sq ft / 147.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025.  
Produced for Taylor Hawkins. REF: 1258182



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

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