

The Rise Edgware, HA8



- 5 Bedrooms
- Potential To Extend STPP
- Guest WC
- Air Con
- 3 Bathrooms (2 ensuite)
- Large Integral Garage
- Utility Room / Pesach Kitchen
- South Facing Garden

A spacious and well-presented detached 5-bedroom family home situated on one of Edgware's most desirable roads. This property features 5 bedrooms, 3 bathrooms (including 2 en-suites), a generous double reception room, and a large eat-in kitchen that opens directly out onto a beautifully maintained garden. Additional benefits include a utility room/Pesach kitchen, a large integral garage, and a guest WC. The home also offers off-street parking for multiple cars and potential for further extension (subject to planning permission). Viewings via sole agent Dani Denby.

Asking price £1,350,000



The Rise Edgware HA8 8NR

Approx. Gross Internal Area = 216.3 sq m / 2328 sq ft

Outbuilding = 13.8 sq m / 148 sq ft

Total = 230.1 sq m / 2476 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		