

Edgwarebury Lane, Edgware, HA8

7 3 5

£1,500,000 *Freehold*

Occupying a substantial plot along one of Edgware's most desirable residential addresses, this exceptional seven-bedroom family residence on Edgwarebury Lane offers expansive lateral living, remarkable proportions and outstanding versatility across three beautifully arranged floors. The property opens into a generous entrance hall, immediately setting the tone for the scale that follows. To the left sits a large formal reception room, bathed in natural light, with double door access leading seamlessly into two private offices.

KEY FEATURES

- Prime Edgwarebury Lane Location
- Substantial Seven Bedroom Residence
- Separate Passover Utility Kitchen
- Outstanding Outdoor Entertaining
- Designer Kitchen with Feature Island
- Excellent Commuter Connectivity





Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

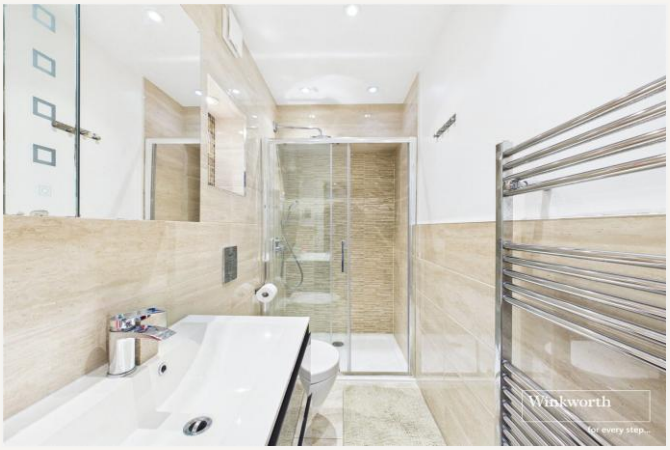
for every step...



This configuration provides an ideal balance for modern family life, whether working from home, running a business or creating additional reception flexibility. To the rear, the home unfolds into a truly impressive open plan family living space measuring approximately 7.5 metres deep by 10 metres wide. This is the true heart of the house. A striking central kitchen island measuring 3 metres by 1.5 metres anchors the space, complemented by extensive fitted cabinetry and integrated appliances. A separate fully equipped utility kitchen, discreetly positioned for Passover use, includes additional cooking facilities alongside washing machine and dryer provision. The room flows effortlessly through a combination of sliding and folding patio doors, including a four-metre folding system and a three-metre sliding door, creating a seamless connection between interior and exterior living.













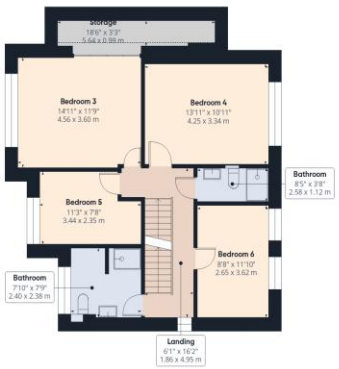


MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: D



Ground Floor Building 1



Floor 1 Building 1

Winkworth

Approximate total area(1)

3031 ft²

281.7 m²

Reduced headroom

130 ft²

12.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

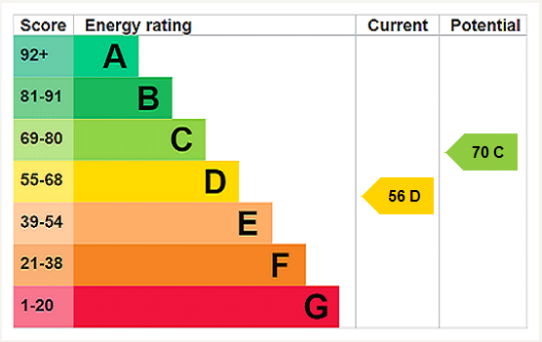
GIRAFFE360



Floor 2 Building 1



Ground Floor Building 2



For more information, scan the QR code or visit the link below

QR CODE COMING SOON

https://www.winkworth.co.uk/sale/property/HEN260072

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.