

44 Canons Drive, Edgware, HA8 7QY
Asking Price £2,195,000
Council Tax Band: H



A Distinguished 5/6 Bedroom Residence on a Prestigious Tree-Lined Estate

A rare opportunity to acquire a substantial 5/6 bedroom detached residence on the prestigious, tree-lined Canons Drive Estate. This wide-fronted home sits on a deep plot with a carriage driveway, 100ft mature garden, private swimming pool, and single garage.

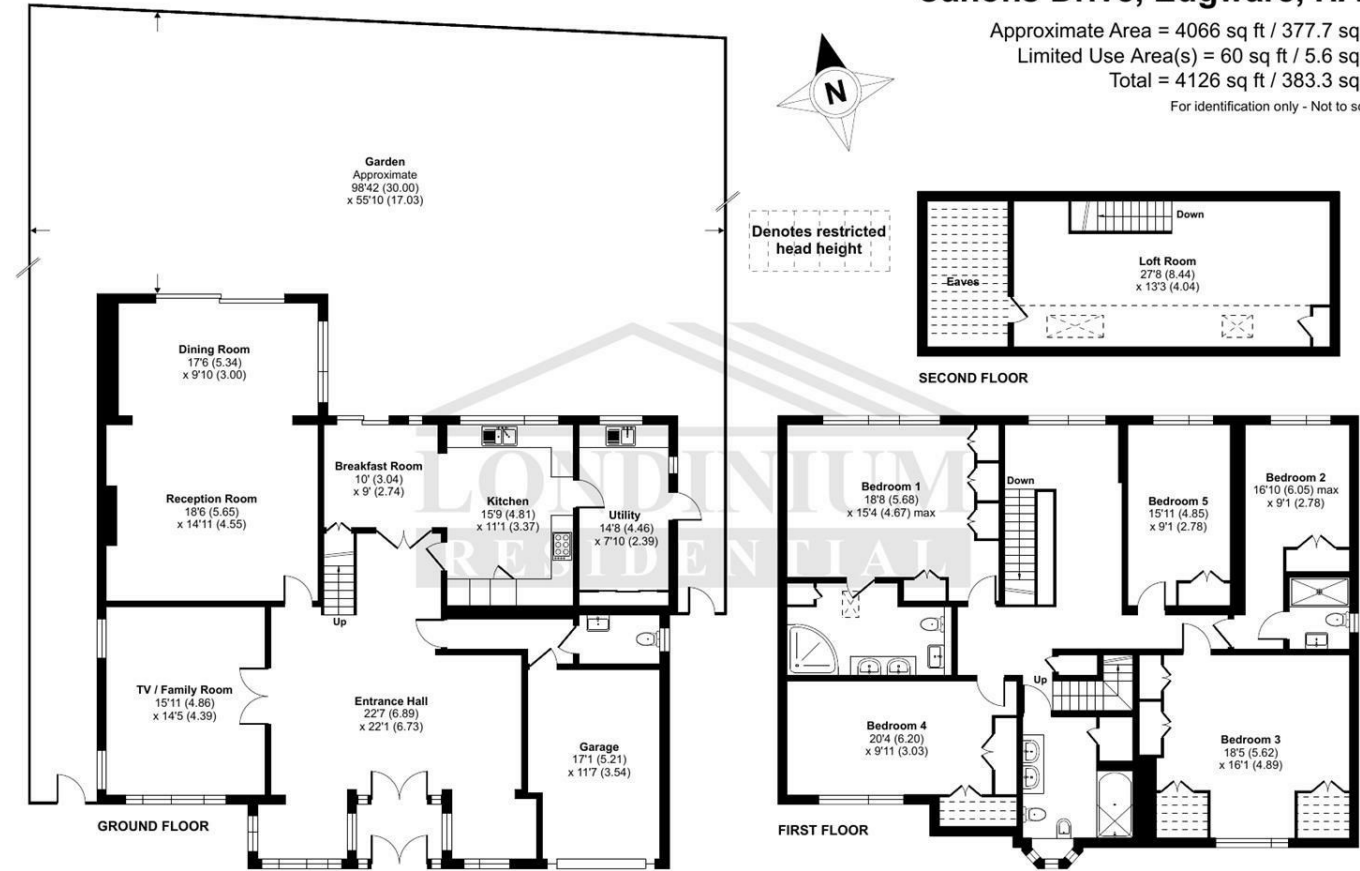
Located moments from the North London Collegiate School and Edgware & Canons Park stations, the property offers two reception rooms, a kitchen/breakfast area, five bedrooms, two bathrooms (one en-suite), and a versatile loft room. Full of character and potential, with scope to extend (STPP), and offered chain-free.



Common Road, Stanmore, HA7 3HX
020 8050 8810
info@ldn-r.com
ldn-r.com

Canons Drive, Edgware, HA8

Approximate Area = 4066 sq ft / 377.7 sq m
Limited Use Area(s) = 60 sq ft / 5.6 sq m
Total = 4126 sq ft / 383.3 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). © ncthemcom 2025. Produced for Londinium Residential. REF: 1328139

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