



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

## Canons Drive, Edgware

4 Bed Detached

Council tax band: D Tenure: Assured Shorthold Tenancy

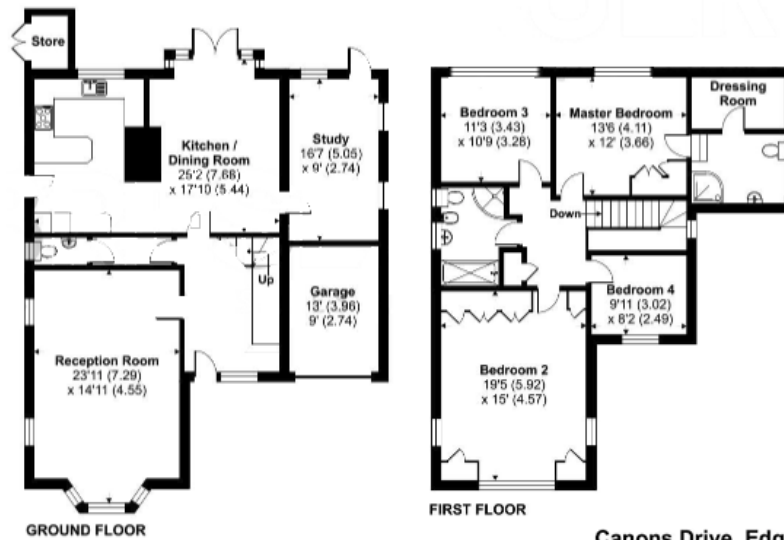
**£4,150** per month  
**TO RENT**



297 Hale Lane t: 020 8958 8958  
Edgware f: 020 8958 2300  
Middlesex e: info@groveresidential.co.uk  
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Company No: 9632012 VAT Reg. No: 217 0421 50  
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX





### Canons Drive, Edgware, HA8

Approximate Area = 2158 sq ft / 200.5 sq m  
 Garage = 119 sq ft / 11 sq m  
 Store = 21 sq ft / 1.9 sq m  
 Total = 2298 sq ft / 213.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Breslauer Ltd. REF: 876278

### Key Features

- 4 Bedroom Detached Family Residence
- Spacious Kitchen
- Large Bedrooms
- 2 Bathrooms & Guest WC
- 3 Reception Rooms
- Approx 120ft Mature Rear Garden

### Summary

An exquisite 4 bedroom 2 bathroom detached family residence situated on the highly desirable Canons Drive Estate. The property boasts ample living space throughout as well as beautiful period features. This is an ideal rental proposition and to avoid missing out call Grove Residential!

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The particulars have been prepared with all due care and attention, for the convenience of intending purchasers/tenants. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers/tenants should check by inspection the accuracy of the particulars prior to signing a contract.



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