

Dorset Drive Canons Drive Estate, Edgware



On a landscaped plot of one third of an acre and approached internally by a grand entrance hall of 20ft x 20ft, a magnificent 7 bedroom, 6 bathroom family residence comprising nearly 4,500 sq ft of prime living space on 2 floors only.

Solid wood flooring, quartz and granite are the rich natural materials that feature prominently throughout the house. Little expense has been spared in the detail, the stunning kitchen/breakfast room and all 6 of the bathroom suites are of the highest specification and all newly installed. A triple volume intercommunicating reception room presently provides for formal entertaining but could very easily be adapted or even separated if so desired.

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020 8954 2200
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Buckingham House West
The Broadway
Stanmore HA7 4EB

This property is gated and has a carriage driveway with 60ft frontage widening at the back to 130ft at its widest point. To the rear is the most beautiful landscaped garden with terracing, complete with enchanting water features; a large heated swimming pool; out housing and a brick-built barbecue. Without a doubt this has to be one of the most substantial and exciting homes to become available on this private Estate in many years!

The Canons Drive Estate boasts its own 7 acre private lake and encompasses several of the most prestigious roads in Edgware, ideally located for all local transport, the multiple amenities of the Broadwalk Shopping Centre, places of worship, private and state schools.



£1,999,950 Freehold

Exclusive to Breslauer

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Accommodation and Amenities

Large Reception / Entrance Hall * Intercommunicating Drawing Room / Dining Area / Library / Family Room * Study * Kitchen/Breakfast Room * Guest Cloakroom * Second Kitchen/Utility Room * Master Bedroom with En Suite Bathroom * Six Further Bedrooms (Four with En Suite Bathrooms) * Family Bathroom * Integral Garage / Store * Driveway Parking for Several Cars * Landscaped Rear Garden Terracing, Water Features, Heated Swimming Pool, Brick-built Barbecue and Summer House



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Energy Performance Certificate



35, Dorset Drive, EDGWARE, HA8 7NT

Dwelling type: Detached house

Date of assessment: 23 May 2012

Date of certificate: 23 May 2012

Reference number: 0196-2887-6956-9622-8725

Type of assessment: RdSAP, existing dwelling

Total floor area: 442 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

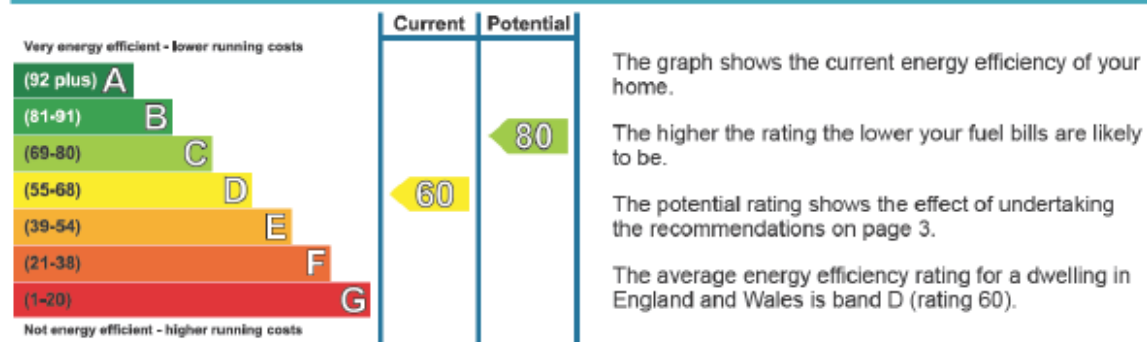
Estimated energy costs of dwelling for 3 years:	£9,174
Over 3 years you could save	£4,053

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£696 over 3 years	£366 over 3 years	
Heating	£7,980 over 3 years	£4,401 over 3 years	
Hot Water	£498 over 3 years	£354 over 3 years	
Totals	£9,174	£5,121	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£1,596	✓
2 Floor insulation	£800 - £1,200	£267	✓
3 Low energy lighting for all fixed outlets	£135	£261	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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