



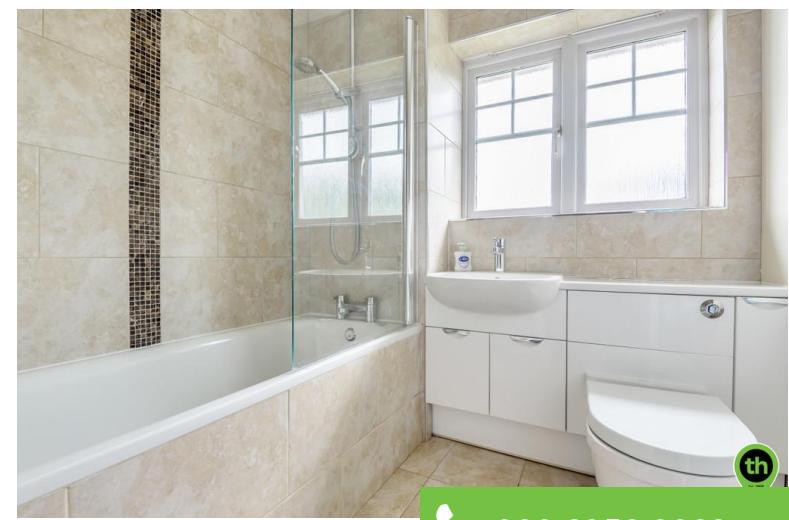
## Larkspur Grove, Edgware

### Guide Price £635,000

A modern townhouse located on a quiet cul-de-sac in a much sought after Edgware location.

Accommodation comprises of three double bedrooms with one en-suite and a family bathroom. There are also two spacious reception rooms and a modern open plan kitchen.

This property further benefits from having a garage and off street parking, plus a generous private garden.



020 8958 2222

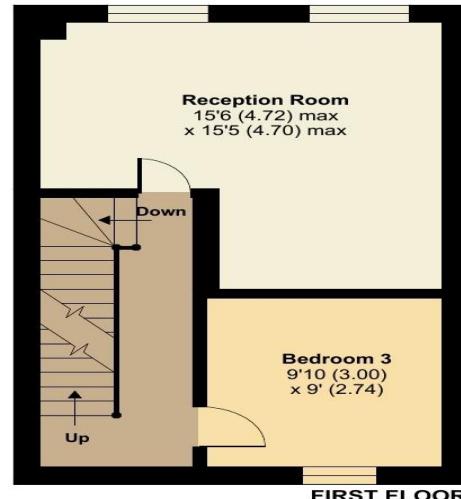
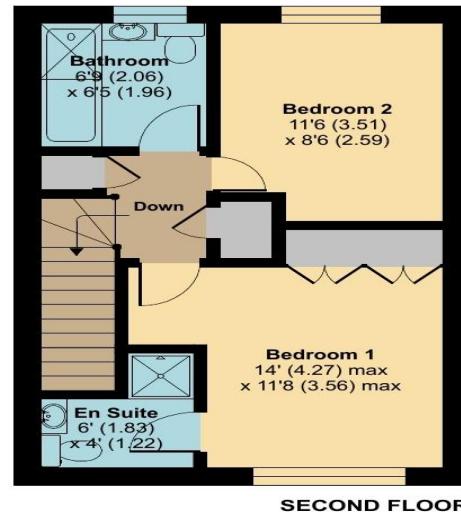
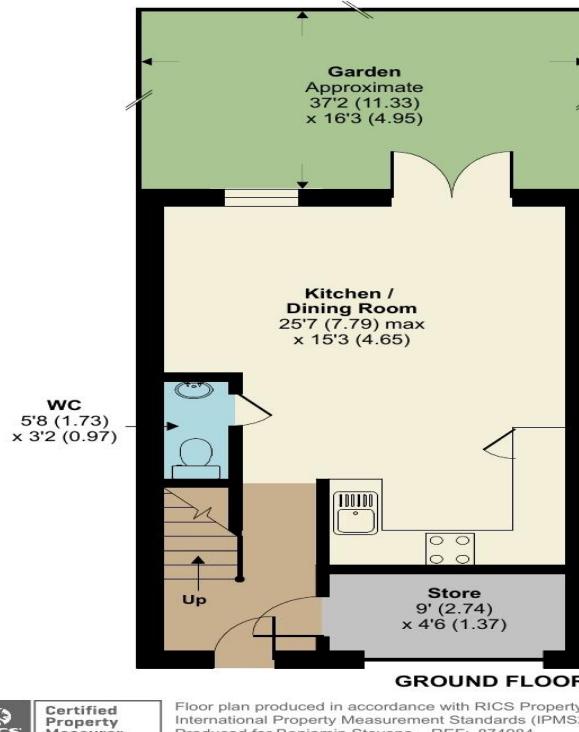
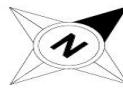
# Larkspur Grove, Edgware, HA8

Approximate Area = 1140 sq ft / 105.9 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 1180 sq ft / 109.6 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). © ncltech.com 2022. Produced for Benjamin Stevens. REF: 874984



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		