



PETERMANS  
LOCAL PROPERTY EXPERTS



London House,  
Canons Corner,  
Edgware,  
£550,000  
Share Of Freehold

- Spacious 3 Bedroom, 2 Bathroom, Third Floor, Apartment
- Bright Reception Room With Access To Balcony
- En-Suite Bathroom To Master Bedroom
- Shower Room
- Lift In Block
- No Chain
- 1,102 Sq Ft

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NORTH LONDON  
HOSPICE



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Situated within a gated development on the Edgware/Stammore borders, with Stanmore Station just 0.6 miles away and Edgware Station and Broadwalk nearby. We are delighted to offer this spacious, purpose-built three-bedroom, two-bathroom apartment located on the third floor.



The property comprises a spacious reception room with access to a balcony, along with a kitchen/breakfast room. The principal bedroom benefits from an en-suite bathroom, complemented by two further bedrooms and a separate shower room. The building also features an electric gated entrance, lift, visitor parking, and a concierge service





### Third Floor

Approx. 102.4 sq. metres (1102.0 sq. feet)



#### Balcony

1.37m x 6.57m  
(4'6" x 21'7")

#### Bedroom 1

4.81m x 3.27m  
(15'9" x 10'9")

#### Bedroom 2

3.89m x 2.70m  
(12'9" x 8'10")

#### Bedroom 3

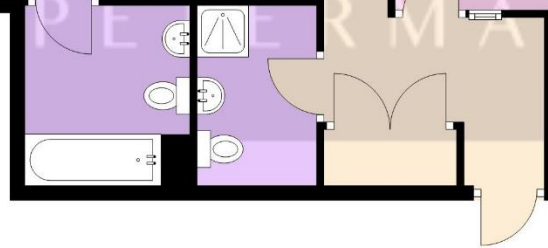
3.89m x 2.91m  
(12'9" x 9'6")

#### Lounge/Diner

4.98m x 5.51m  
(16'4" x 18'1")

#### Kitchen/Breakfast Room

4.98m x 2.46m  
(16'4" x 8'1")



Total area: approx. 102.4 sq. metres (1102.0 sq. feet)

Price:	£550,000
Tenure:	Share Of Freehold
Beds:	3
Baths:	2
Reception Rooms:	1
Total Sq Ft:	1,102
Council Tax Band:	Band F in Harrow
EPC Rating:	C
Service Charge:	£4,429 Per Annum
Lease Length:	989 years remaining

Distance to:  
Stanmore Station: 0.6 Miles  
Edgware Station: 1.1 Miles



**VIEWING STRICTLY BY APPOINTMENT ONLY.**

**PETERMANS TEL: 020 8958 5040** Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy