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# ON BEHALF OF THE COURT APPOINTED RECEIVER

## 7 Bedroom detached house

3 Dukes Avenue, Edgware,  
Middlesex, HA8 7RZ

# OIRO £1,825,000

### Property Features

- 🏠 Detached House
- 🛁 3 bathrooms
- 📏 Over 3,000 sq. ft.
- 🛏 7 bedrooms
- 📍 Fantastic location -  
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- 🌳 0.18 acre plot

### CONTACTS

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### 3 Dukes Avenue, Edgware, Middlesex, HA8 7RZ

#### DESCRIPTION

Offered chain free!

On the market over 30 years since it was last sold this represents fantastic opportunity for a buyer to acquire a detached house with 7 bedrooms with over 3,000 sq. ft of space that make it ideal for families seeking a residence where multiple generations can live comfortably together. The generous number of bedrooms and expansive floor plan likely allow for private spaces for each family member while offering communal areas for shared activities.

Alternatively for buyers interested in a modernisation project, this property offers significant potential. Having last changed hands in 1995 it offers scope to reconfigure and open up some of the spaces to suit contemporary tastes to transform it into a bespoke modern home and add value that befits this desirable area.



# Settle into Your SURROUNDINGS

## LOCATION

Located in the sought-after Canons Park Estate and conservation area, the property is surrounded by tree-lined streets and serene lakes, creating a peaceful environment for family life. According to Canons Park Estate Limited the Canons Park Estate (or 'Canons Drive Estate' as it is more familiarly known) was created during the late 1920s and early '30s. It comprises around 340 houses and 66 flats. The majority of the houses were built in typical 'Black & White' style but there are also Arts & Crafts, Art Deco and more modern styles of architecture to be found. The Estate includes 'Basin Lake', and the 'Seven Acre Lake' - a private lake that is only accessible to CPEL members.

The home's location in Edgware provides access to a range of amenities, including shops, restaurants, and parks. Canons Park Underground Station, approximately a 10-minute walk away according to Moovit, offers direct Jubilee line services to central London, with King's Cross St Pancras reachable in about 25 minutes. This connectivity, combined with the area's affluent, family-oriented community, and access to good schools enhances the property's appeal.



## TENURE INFORMATION

The property is held by way of a freehold title.

## ACCOMMODATION

For room dimensions see attached floor plan.

The accommodation comprises at ground floor a small entrance porch, leading to the hallway with stairs leading to the first floor at the rear. Directly accessed from the hallway is the through lounge and dining room to the left hand side and the kitchen on the right hand side, together with a ground floor WC and an understairs cupboard, being used as a utility room. From the rear of the kitchen there is access to a further L shaped reception room, currently in use as a storage and office area and from this area there is a ground floor double bedroom with an ensuite shower room. There are a couple of storage rooms on the ground floor, one of which houses the boiler, and these are externally accessed at the side. There is a relatively small single integrated garage at the front of the ground floor.

At first floor there is a central landing and five bedrooms (four doubles and a single), a family bathroom and a separate WC. Within the attic is a further double bedroom, with an ensuite bathroom and there is restricted height storage areas under the sloping areas of the roof accessed from this bedroom.

## OUTSIDE

There are front and rear gardens, with the former mainly used as a driveway. At the rear is a patio area, with concrete paving slab, a stone paved path to the back boundary where there is a relatively large timber decking area and a lawn within the central area.

## PRICE

Offers in the region of £1,825,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## VIRTUAL REPORT

<https://www.madesnappy.co.uk/tour/1g470g1b834>

## EPC

Energy Asset rating is to be confirmed.

## Council Tax

Band H – Annual Charge for 2024/2025 will be £4,572.64.



## JAMES ASHWORTH

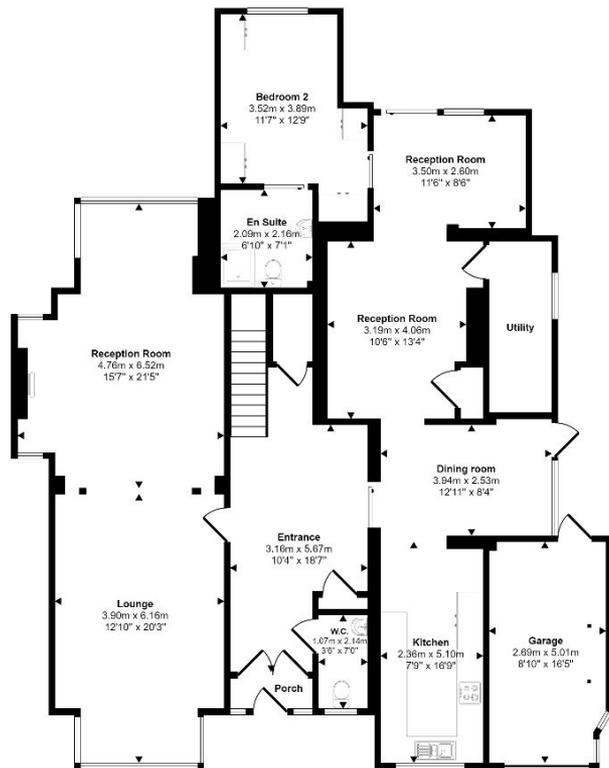
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Approx Gross Internal Area  
318 sq m / 3422 sq ft

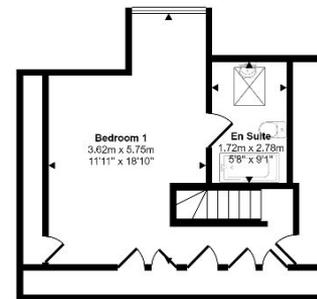


Ground Floor  
Approx 171 sq m / 1836 sq ft

Denotes head height below 1.5m



First Floor  
Approx 109 sq m / 1178 sq ft



Second Floor  
Approx 38 sq m / 408 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.