

2 The Rise, Edgware

Offers Over **£1,500,000**



2 The Rise

Edgware

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Freehold detached house
- Four bedrooms
- Three floors of accommodation
- Water softener & Air conditioning units
- Multiple reception and living areas
- Fitted Neil Lerner kitchen with Siemens integrated appliances
- Conservatory with garage access
- Two bathrooms plus additional WC on 1st floor and ground floor
- Large rear garden and private driveway
- Approximately 0.3 miles to Edgware station (Northern line)







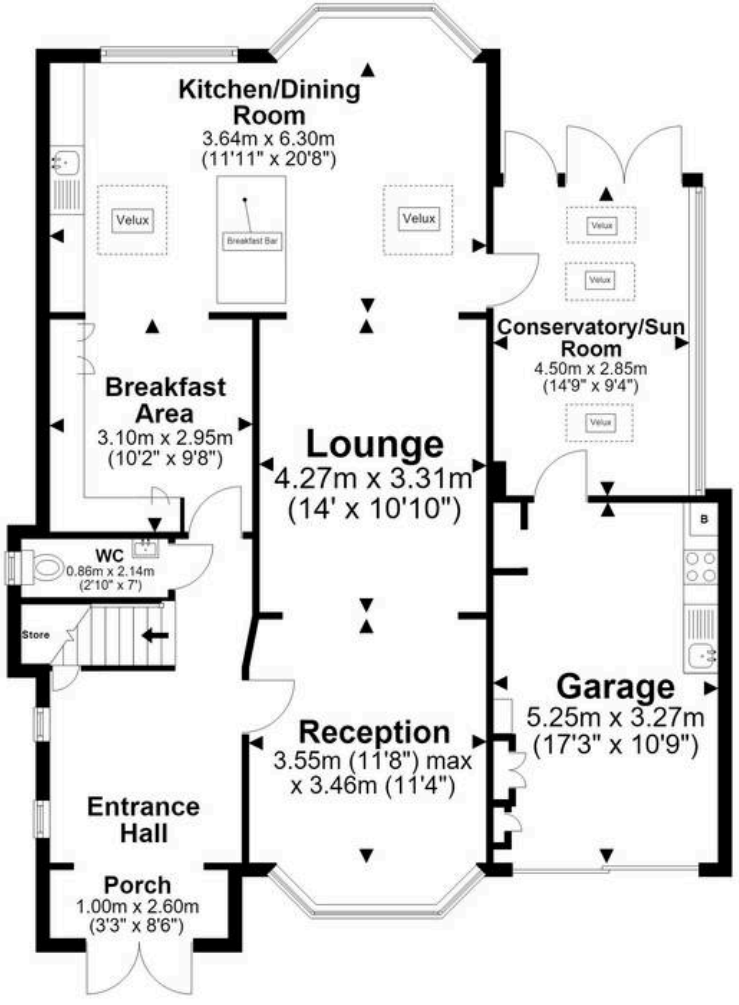
Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garden Store Room)



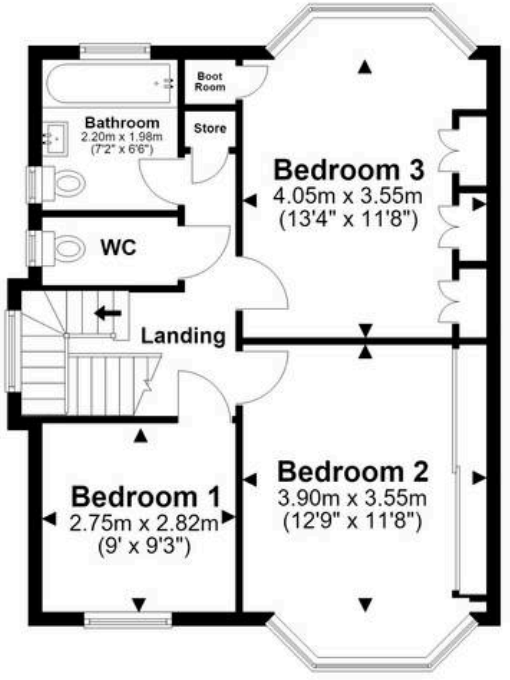
Ground Floor

Approx. 109.9 sq. metres (1182.9 sq. feet)



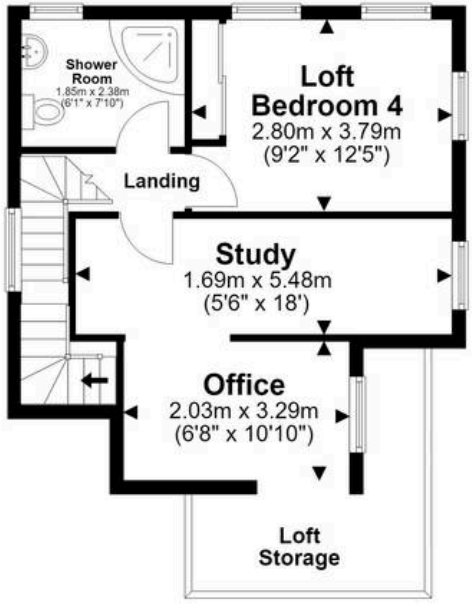
First Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



Room in Roof

Approx. 37.3 sq. metres (401.6 sq. feet)
(excluding Loft Storage)



Total area: approx. 200.9 sq. metres (2162.7 sq. feet)

All images used are for illustrative purposes only. Floor plan are intended to give a general indication of proposed layout only. All images and dimensions do not form of any contract or warranty.
Plan produced using PlanUp.

The Rise, Edgware HA8 8NR