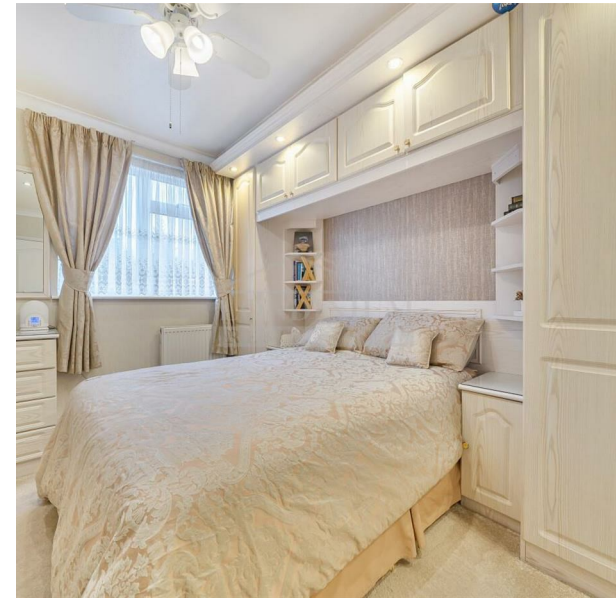



Pembroke Place, Edgware, HA8
Asking Price £1,199,995



The background image is a photograph of a detached house with a large garden. A stone path leads from the foreground towards the house. The house has a light-colored exterior and a dark roof. There are trees and bushes in the garden, and a large tree is visible on the left side of the image.

Pembroke Place, Edgware, HA8

Asking Price £1,199,995

Quietly positioned in a peaceful cul-de-sac, this unique detached home combines generous living space with modern efficiency, solar power, and superb flexibility.

Tucked away in a quiet cul-de-sac, 13 Pembroke Place is a distinctive detached home and one of only two on the road, offering a sense of space and privacy.

Inside, the accommodation is both generous and versatile. With four well-proportioned bedrooms and two reception rooms, the layout is perfectly suited to modern family life, entertaining, or working from home. A bright conservatory provides a welcoming spot to relax and enjoy views of the garden year-round, now seamlessly connected to the central reception room via a newly installed bi-fold door, creating an effortless flow of space and light.

The modern kitchen and bathrooms blend style with practicality, making everyday living feel easy and refined. Just off the entrance corridor, there's also a useful side room, a flexible space ideal for storage, a home office, or a snug, and a feature often overlooked but full of potential.

Comfort and efficiency are well catered for, with air

conditioning units installed within the property, along with nine solar panels and solar battery storage, helping to reduce energy costs while supporting a more sustainable lifestyle.

Outside, the spacious garage adds excellent functionality, whether used for parking, storage, or hobbies. Overall, this is a thoughtfully designed, energy-efficient home that combines comfort, practicality, and individuality.

Quietly impressive and ready to be enjoyed.



Pembroke Place, Edgware, HA8

Approximate Area = 1425 sq ft / 132.3 sq m

Garage = 291 sq ft / 27 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1770 sq ft / 164.3 sq m

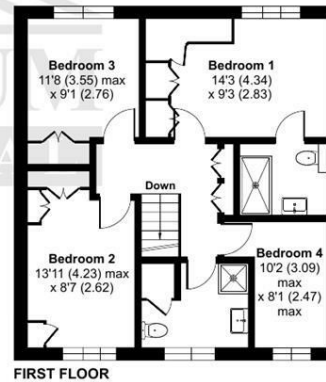
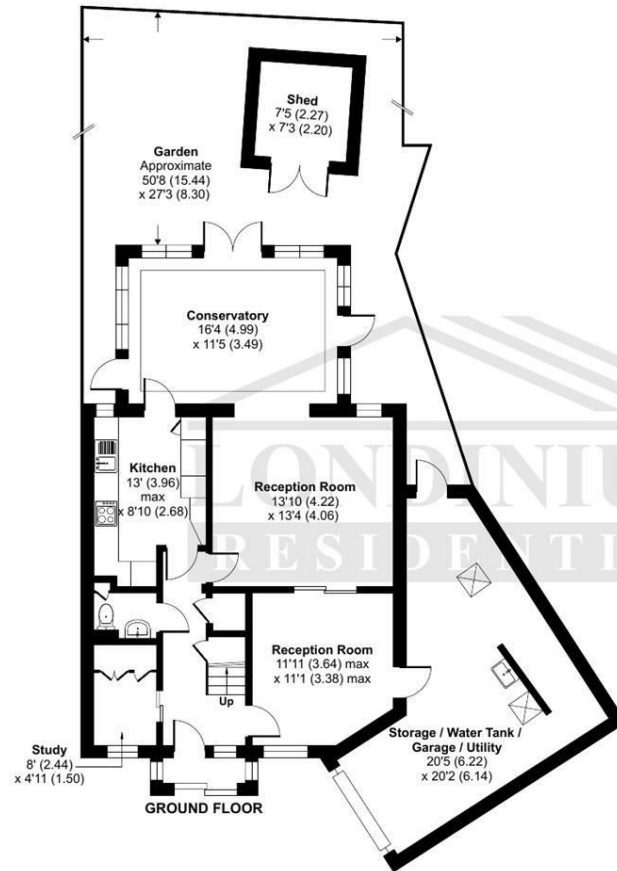
For identification only - Not to scale

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	