



SAVOY
— GROUP —

71 BULLESCROFT ROAD

EDGWARE · HA8 8RN

Residential Property Brochure

PROPERTY OVERVIEW



71 Bullescroft Road is an extended detached home in Edgware, with works including a side and rear extension, loft conversion and a detached gym / outbuilding.

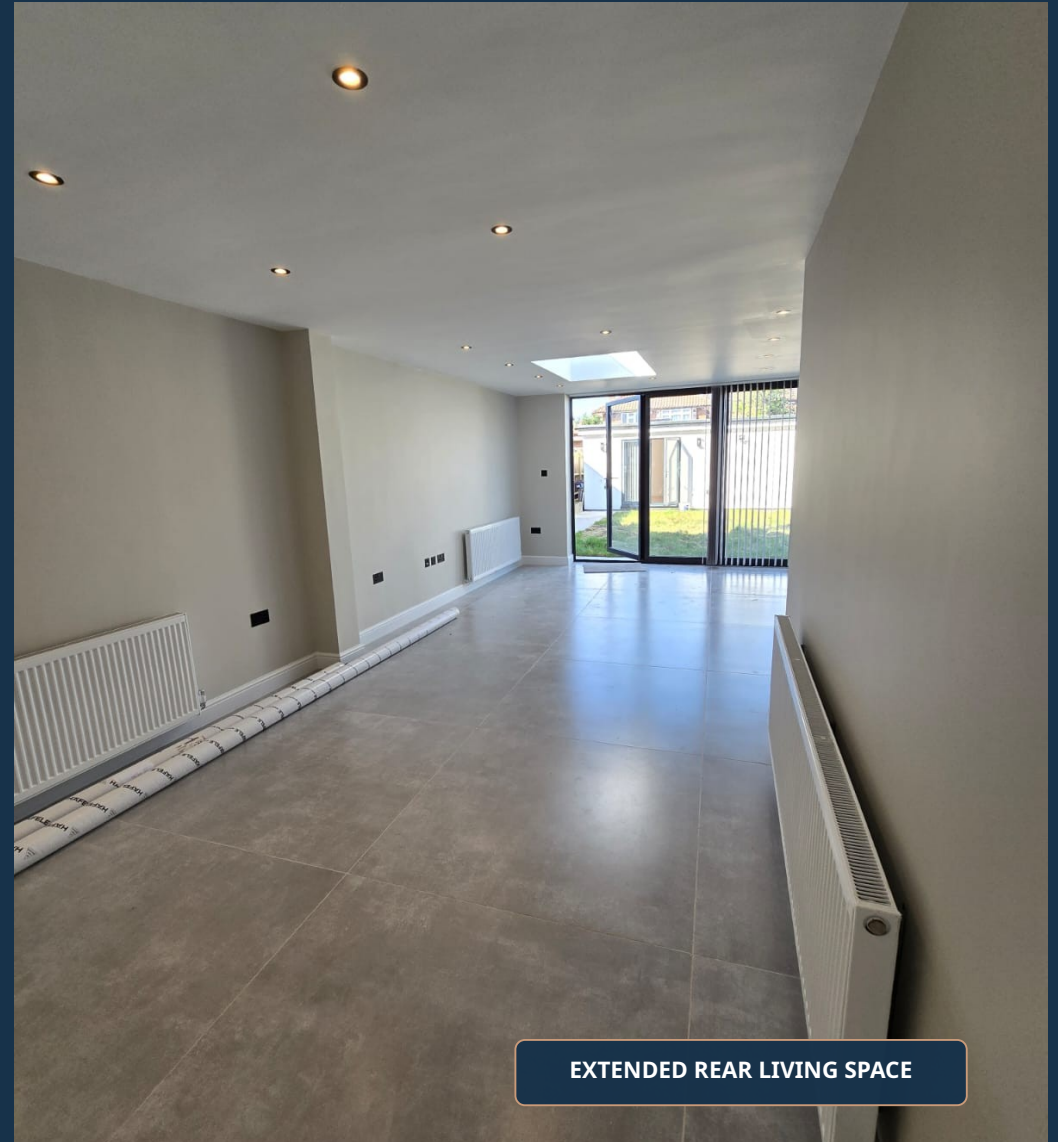
The July 2025 building-control final inspection records that the works appeared completed, with the kitchen and bathrooms fitted and the detached gym outbuilding completed. The inspection recorded no non-compliance or contravention items.

The property has been finished in a contemporary palette with large-format floor finishes, black-framed glazing, rooflights, fitted kitchen cabinetry and marble-effect bathroom finishes.

OPEN-PLAN LIVING



KITCHEN / FAMILY SPACE



EXTENDED REAR LIVING SPACE

INTERIORS & FINISHES



Loft accommodation

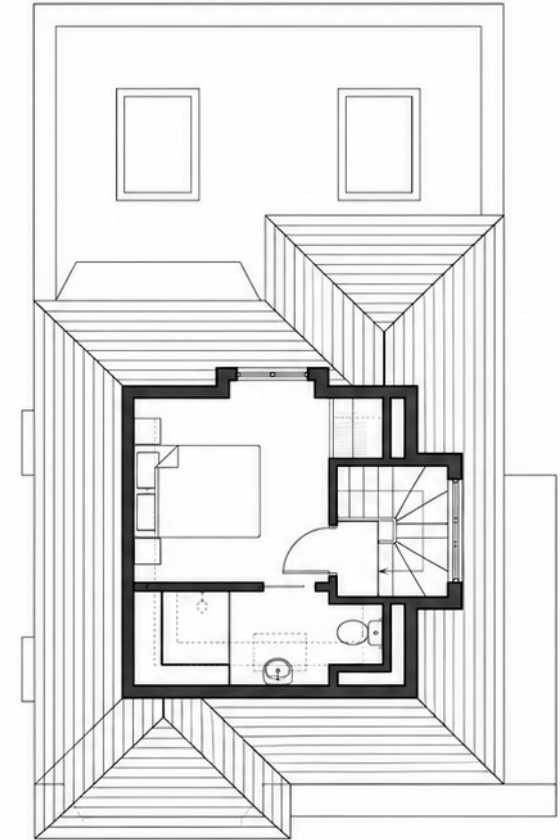
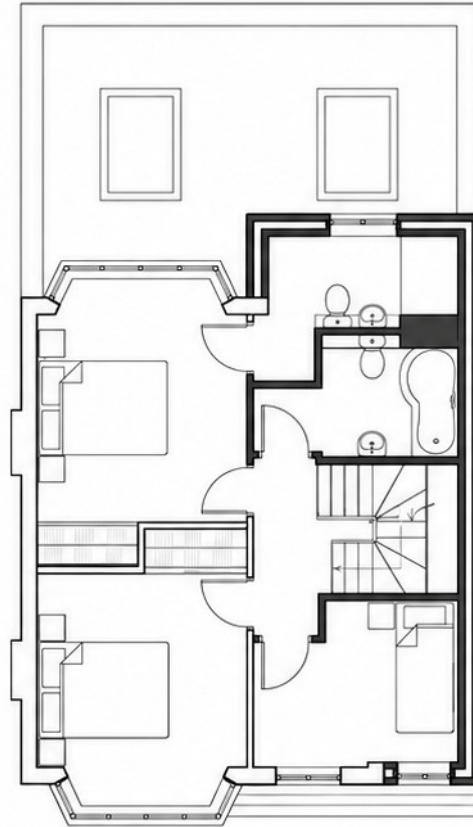
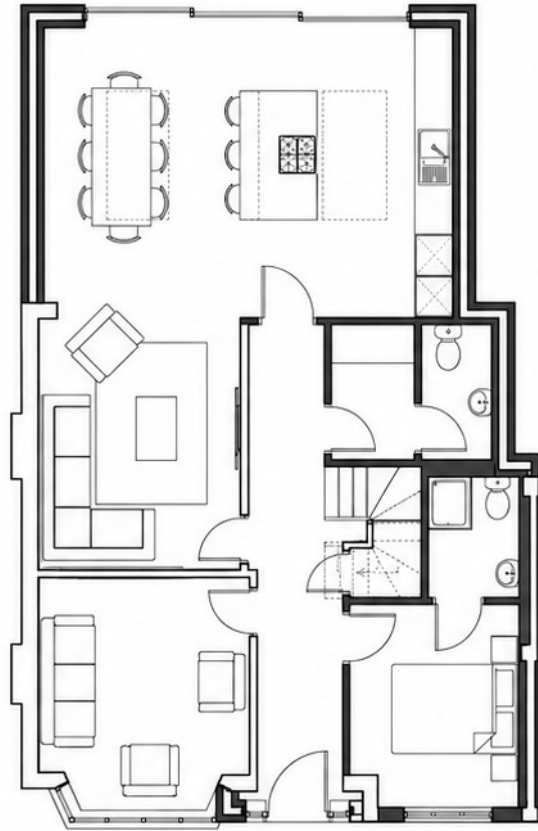


Marble-effect bathroom finishes



PROPOSED FLOOR PLANS

Architectural drawings supplied for the property



For marketing context only. Not to scale.

PROPOSED ELEVATIONS



For marketing context only. Not to scale.

DETACHED GYM / OUTBUILDING



The building-control inspection records that the gym outbuilding works were completed at the final inspection in July 2025.



PROJECT & TECHNICAL INFORMATION

PROJECT

Side and rear extension, loft conversion and detached gym outbuilding.

BUILDING CONTROL

Harwood Building Control project reference 23/1429. Final inspection recorded 11 July 2025.

FINAL INSPECTION

The inspector recorded that the works appeared completed, with kitchen, bathrooms and the gym outbuilding fitted / completed.

INSPECTION OUTCOME

No non-compliance or contravention items were recorded in the supplied final inspection record.

IMPORTANT NOTE

The inspection record expressly states that it is not evidence that Building Regulations have been satisfied until a Final Certificate has been issued.

CONTACT



Office@savoygroupsLtd.com
020 8050 2660

Viewings by appointment only



Savoy Groups Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that these particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, planning references and other details should be independently verified by intending purchasers or tenants. Photographs show selected parts of the property as they appeared when taken.