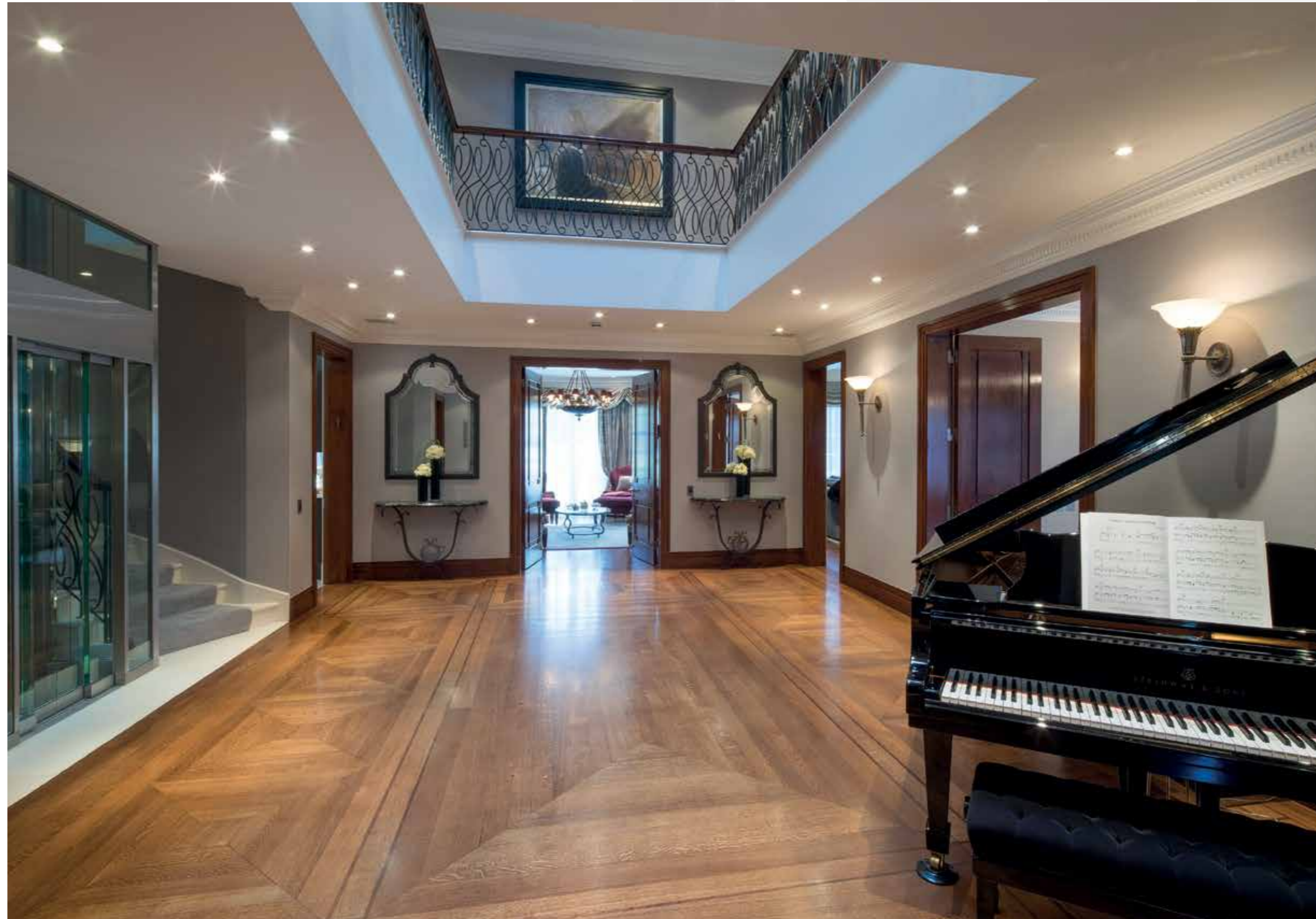


Setting the Scene

Westwood is an impressive double-fronted red brick family home set on Winnington Road, one of the most desirable residential addresses in the area.

Approached via a sweeping drive, Westwood's elegant entrance reveals living space of grand proportions with accommodation including six bedrooms all with en-suite bathrooms and six spacious reception rooms, a swimming pool and gym, separate staff quarters, secure underground garaging for at least six cars and an exceptionally large family garden.





An Impressive Entrance

Set beneath a central triple height atrium the grand entrance hall is filled with light, intensifying the rich colour of the polished parquet flooring. The principal living rooms and large family kitchen all lead off from the hall and a sweeping staircase and glass passenger lift provide access to every level.



A Room with a View

The elegant oval shaped sitting room overlooks the garden with French doors leading out onto the terrace.





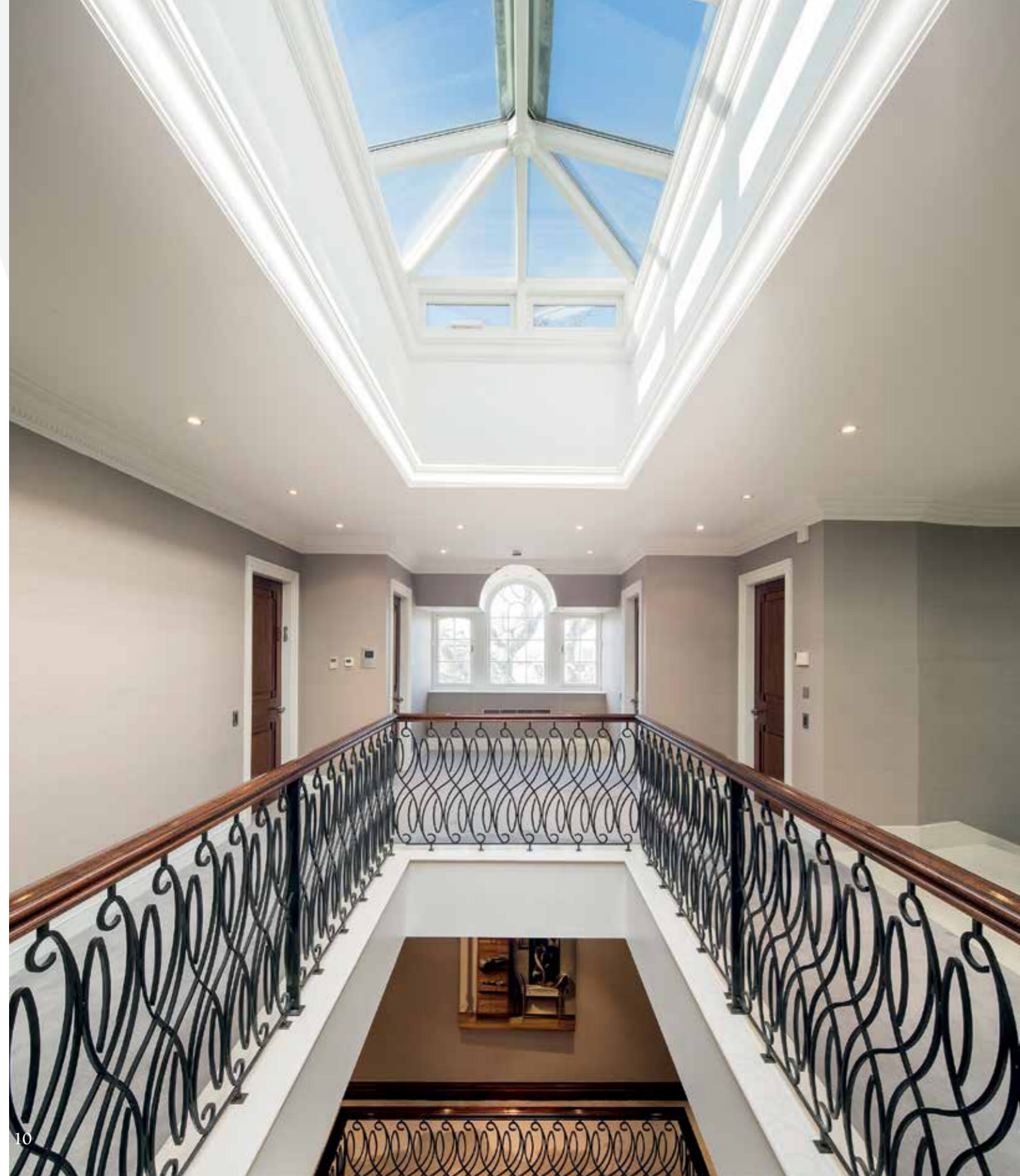
Kitchen Life

Contemporary in design, the spacious kitchen features sleek high-gloss units including a central island, premium integrated appliances and an informal dining area for up to 10 people. Twin French doors open directly onto the sun terrace and into the garden beyond.



Stylish Entertaining

This well-proportioned space comfortably seats 14 guests and can provide formal or informal dining depending on the occasion.



Filled with Light

The central atrium creates a spacious void through the heart of the house, allowing extensive light throughout from the glass roof above and intriguing views from each level.

Looking up from the entrance hall to the light well above, the atrium with its intricately finished balustrades and geometric lines, is an impressive sight.





A Private Oasis

The master bedroom offers a luxurious escape, with sumptuous carpets, soft furnishings and decorative wall panelling throughout. The unique layout comprises a private and discreet sitting room leading into the main bedroom and the en-suite bathroom and walk-in dressing area.

Exquisitely finished in Thassos marble, the master bathroom features a free-standing roll top bath, his 'n' her basins and a large walk-in shower area.





Space to Relax

Additional bedrooms offer spacious accommodation all with built-in wardrobes and en-suite bathrooms.

The en-suite bathrooms feature varied marble finishes so that each one has its own unique look and feel.



At Your Leisure

The sleek 10.7m (35.1 ft) level deck swimming pool features a contemporary luxury pool-side relaxation area with a Jacuzzi. The leisure space also includes a fully-fitted gym.



The Great Outdoors

Westwood offers a rare treat in London – magnificent 0.65 acre family-sized grounds. The garden is simple in design, with three distinct ‘rooms’ cleverly dividing up the large space. An extensive sun terrace leads on to a large expanse of lawn, beyond that steps lead up to a more secluded lawned area. With its abundant planting and mature trees the garden is perfect as it is but also offers considerable potential for keen gardeners.

A discreet entrance opens to a cavernous and secure garage providing parking for at least six cars and additional storage. Further parking is provided on the sweeping garage driveway to the front of Westwood.



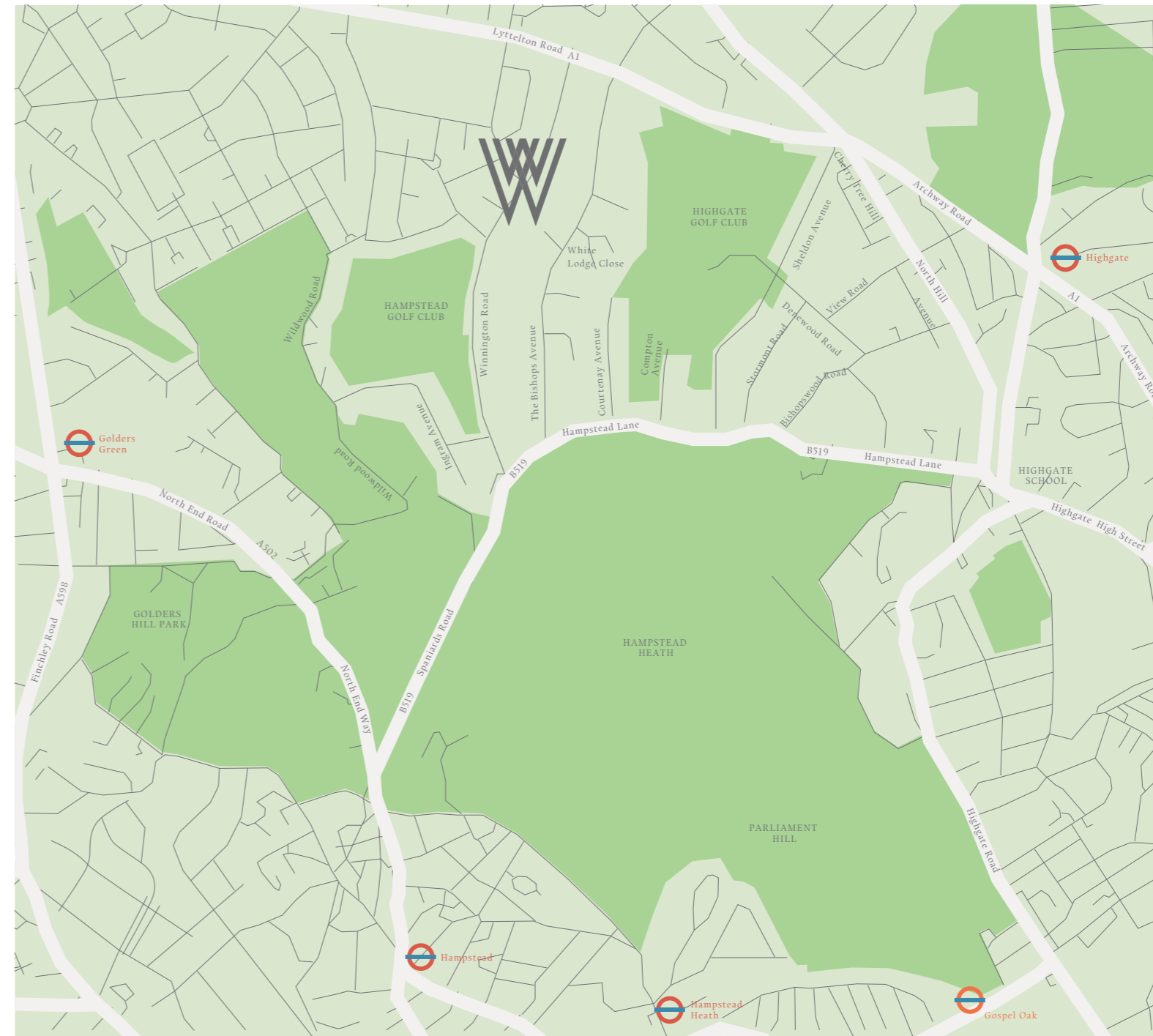
A Stone's Throw

Located on Winnington Road, adjacent to the distinguished The Bishops Avenue, Westwood enjoys a peaceful setting next to Hampstead golf course with its thriving private members club.

This semi-rural area has much to offer from the impressive shopping at Hampstead and Highgate Villages with their abundance of stylish boutiques, independent shops and artisan food stores to the idyllic green spaces of Hampstead Heath and Kenwood. The area also boasts an enviable selection of top-performing schools, many of which regularly achieve some of the best exam results in the country.

Westwood benefits from excellent transport connections. Winnington Road provides direct road links to London's West End, The City, the A1 and the North Circular (A406). Nearest Underground stations are Hampstead, Highgate and Golders Green. Heathrow, Luton and City airports are easily accessible for private and commercial flights.





Near and Far

- 6 Miles – Mayfair
- 6 Miles – The City
- 7 Miles – Harrods/Knightsbridge
- 10 Miles – Canary Wharf
- 20 Miles – Heathrow Airport
- 37 Miles – Stansted Airport



Further Afield

Westwood enjoys the best of both worlds – a quiet, village-like setting but within close proximity of the excitement and energy that central London offers. From stylish bars and Michelin-starred restaurants to award-winning theatre and world-class museums and galleries – London has it all.

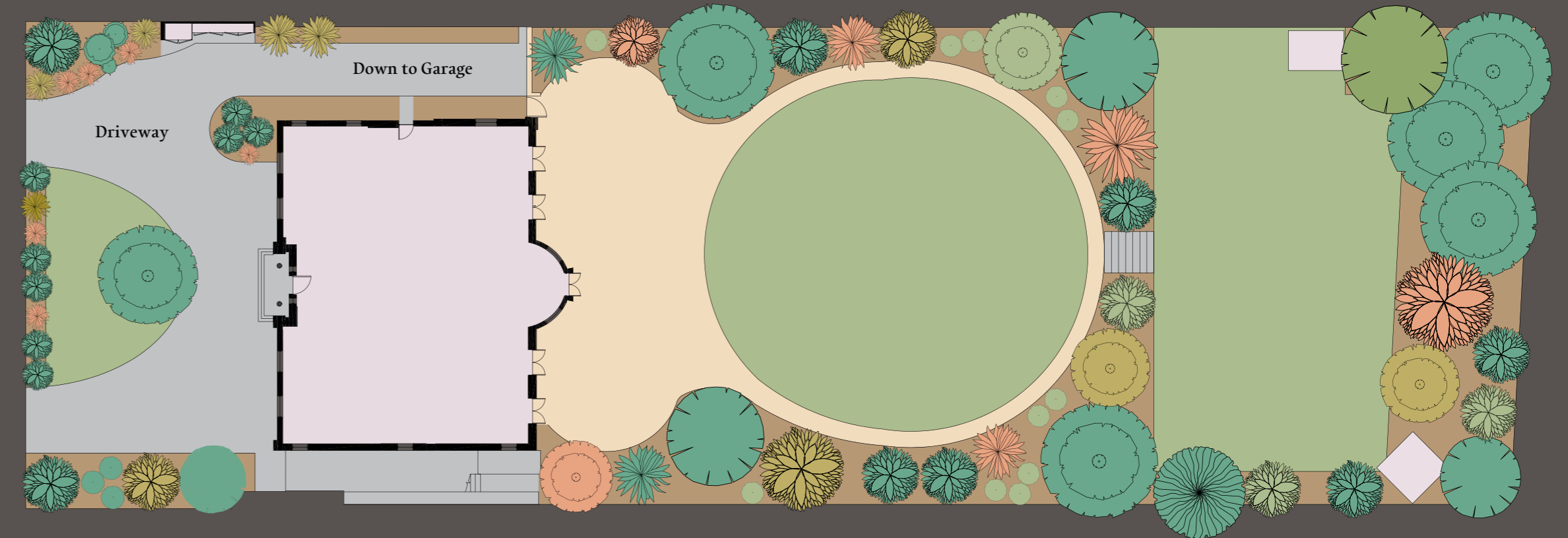
For unbeatable shopping, the West End with its top brand flagship stores, designer boutiques and stylish independent stores is less than half an hour away by tube.

Westfield London, a super mall offering just under 400 stores is only 40 minutes away by tube.



Site Plan

0.65 Acres (2,630.5 sqm)



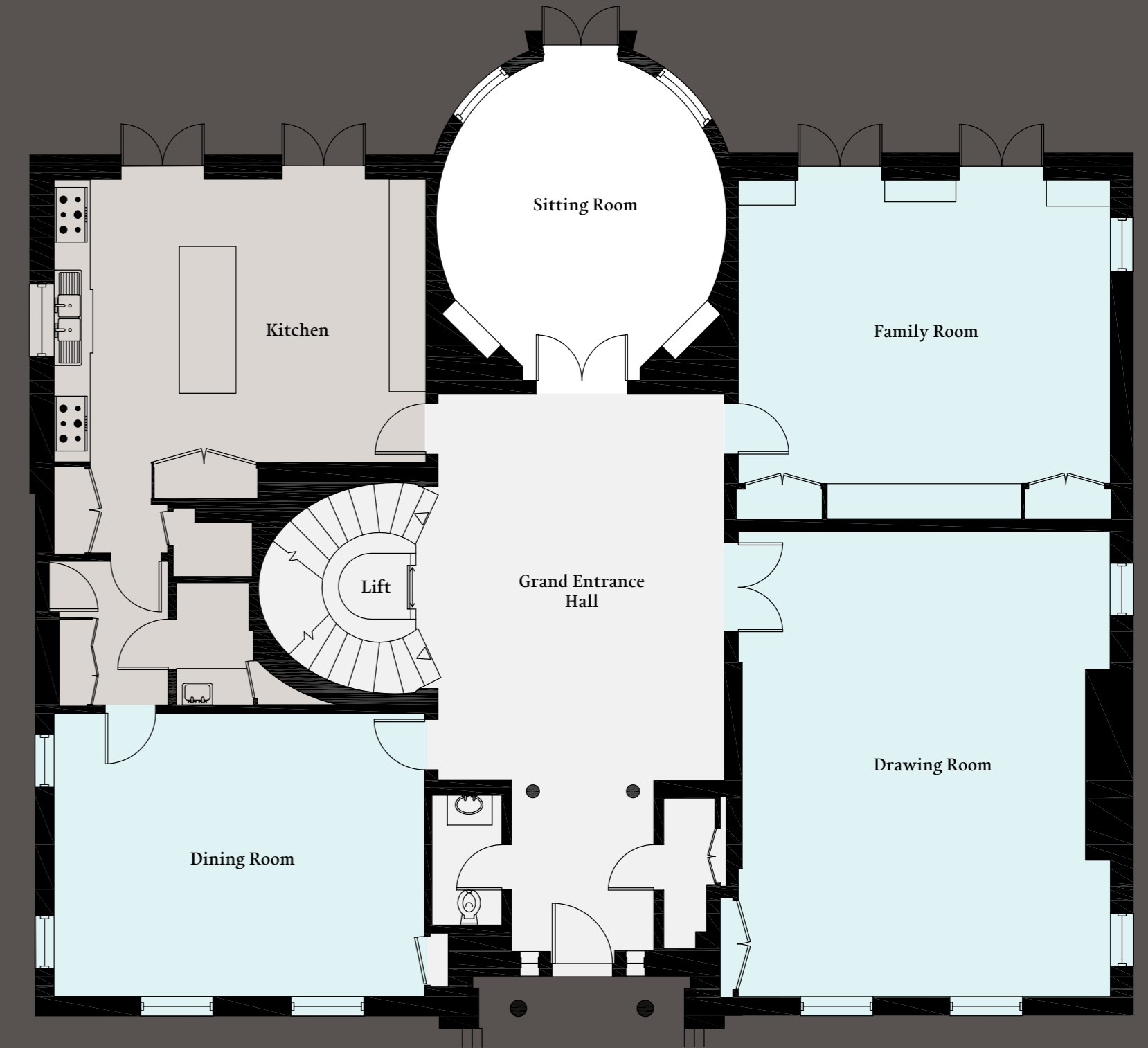
Lower Ground Floor

- Garage
19.9m x 14.1m (65'2" x 46'1")
- Swimming Pool Room
14m x 12.9m (46' x 42'3")
- Swimming Pool
10.7m x 4.4m (35'1" x 14'5")
- Gym
6m x 3.2m (20' x 10'7")
- Staff Living Room
3.6m x 3.4m (11'9" x 11'1")
- Staff Bedroom
3.6m x 3.1m (11'9" x 10'4")
- Patio
10.3m x 2.2m (33'9" x 7'1")



Ground Floor

- Kitchen
6.8m x 6.1m (22'3" x 19'11")
- Drawing Room
8.5m x 7.1m (27'10" x 23'4")
- Sitting Room
6.1m x 5.2m (20'1" x 17'2")
- Dining Room
6.8m x 5.2m (22'2" x 17')
- Family Room
6.8m x 6.4m (22'3" x 21'2")



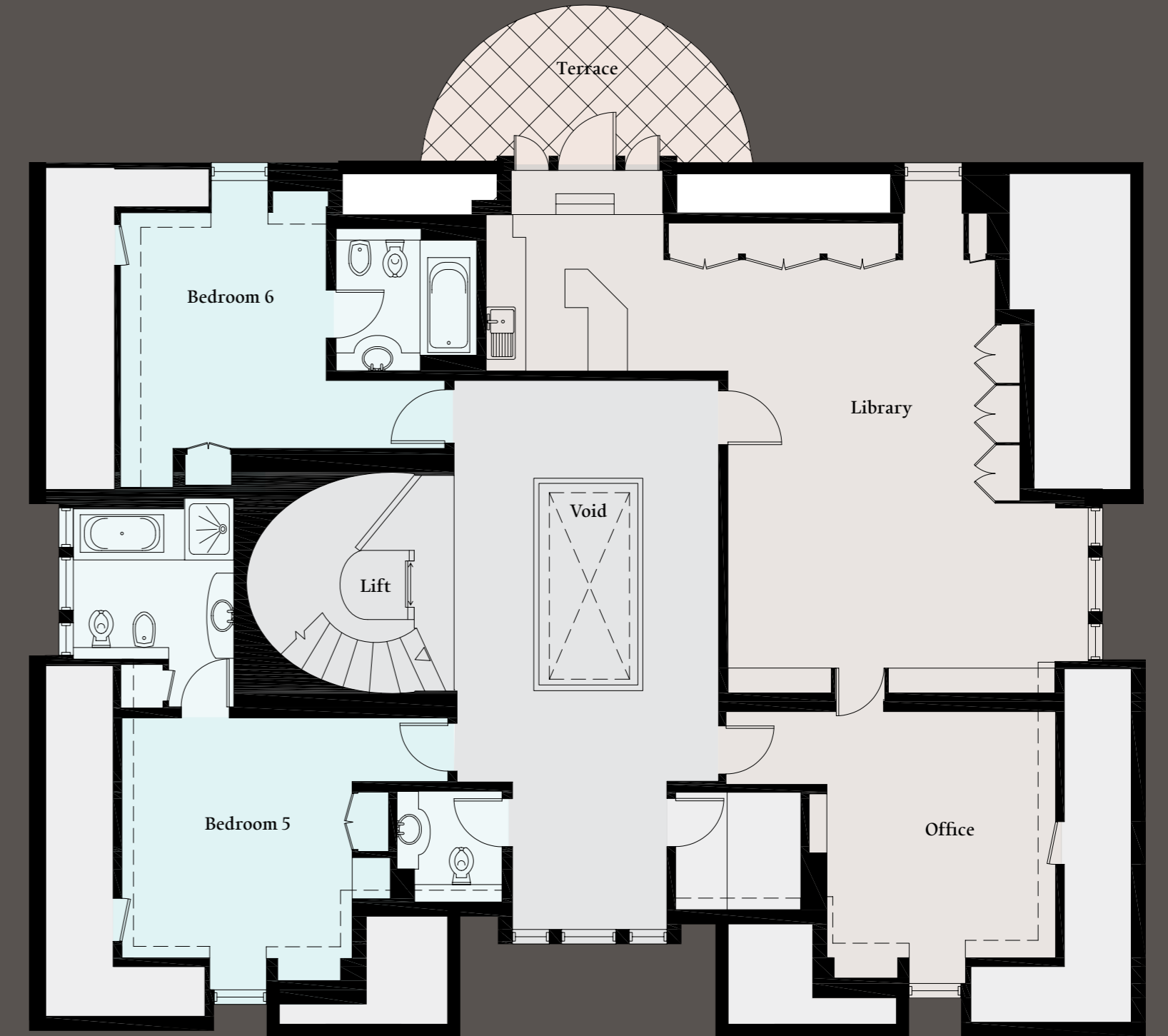
First Floor

- Master Bedroom
5.7m x 5.0m (18'9" x 16'6")
- Private Sitting Room
6.8m x 5.3m (22'3" x 17'3")
- Bedroom 2
6.8m x 5.2m (22'3" x 17'1")
- Bedroom 3
5.9m x 5.3m (19'3" x 17'5")
- Bedroom 4
5.9m x 5.2m (19'6" x 16'11")



Second Floor

- Bedroom 5
4.7m x 4.6m (15'4" x 15'2")
- Bedroom 6
4.4m x 3.5m (14'6" x 11'7")
- Library
8.1m x 6.2m (26'6" x 20'4")
- Office
4.7m x 3.9m (15'4" x 12'11")





SOLE SELLING AGENT



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