

# PRINCIPALITY





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Highgate, and specifically the Kenwood area, is home to some of London's finest residences. Within Kenwood, Winnington Road is the most prestigious address, and here you will find *Principality*.

Kenwood's rolling parkland is only moments away, and the natural lakeside amphitheatre is home to fine concerts and also Kenwood House with its classic art collection.

Nearby are the hilltop villages of Highgate and Hampstead, with boutique options for shopping and fine dining. Highgate is home to two of England's finest private schools.

The West End and City are less than 20 minutes drive away, so Kenwood really does add up to the perfect location for enjoying London life.

*Principality* is designed with premium living in mind with rooms for every occasion and sensuality in every last detail.

On entering the house you cannot help but notice light streaming in through the atrium in the centre of the house, a stunning design set piece which never fails to impress.

The rear of the house has uninterrupted views over the beautifully maintained rolling greens of the Hampstead private golf course.

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Master suite









Second master suite









The grand ballroom  
Computer generated image





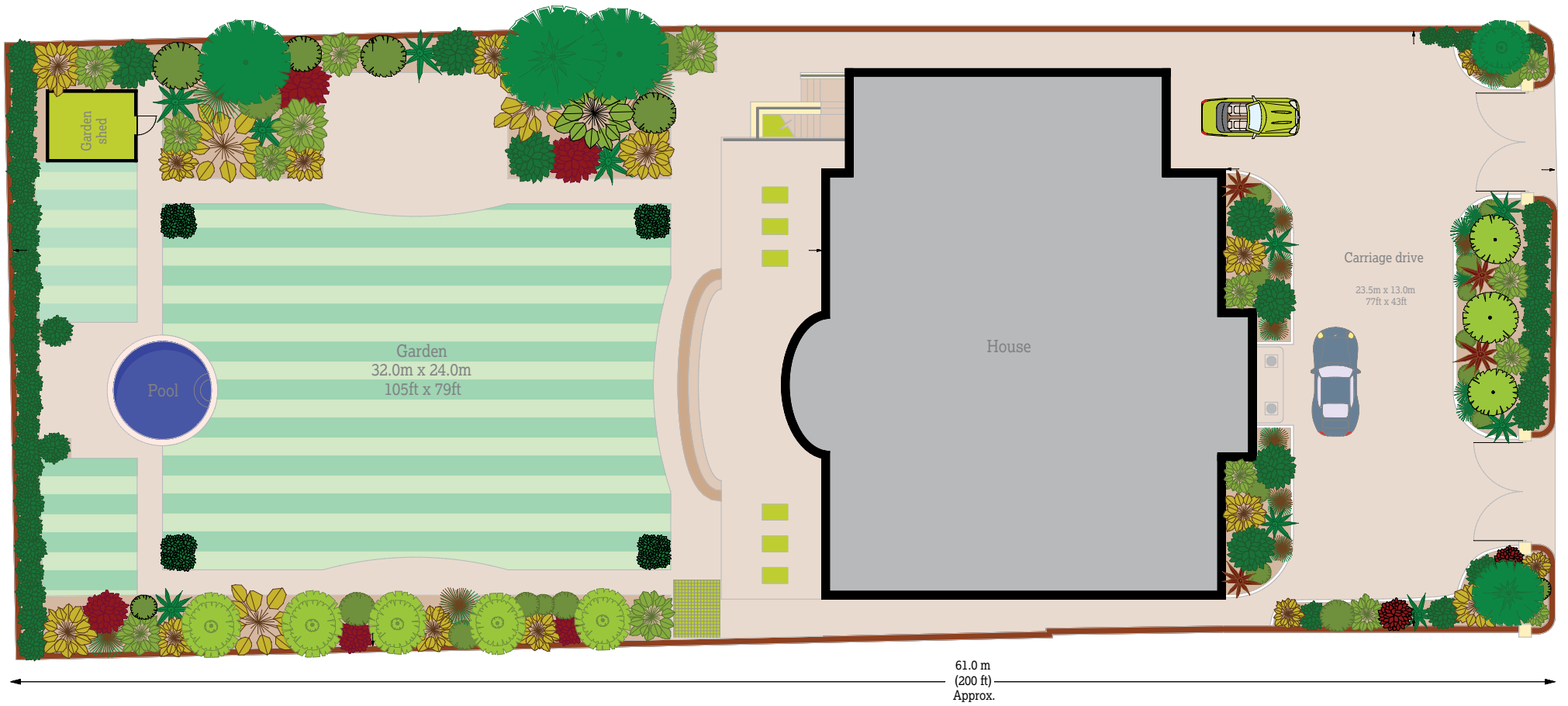




# Masterplan



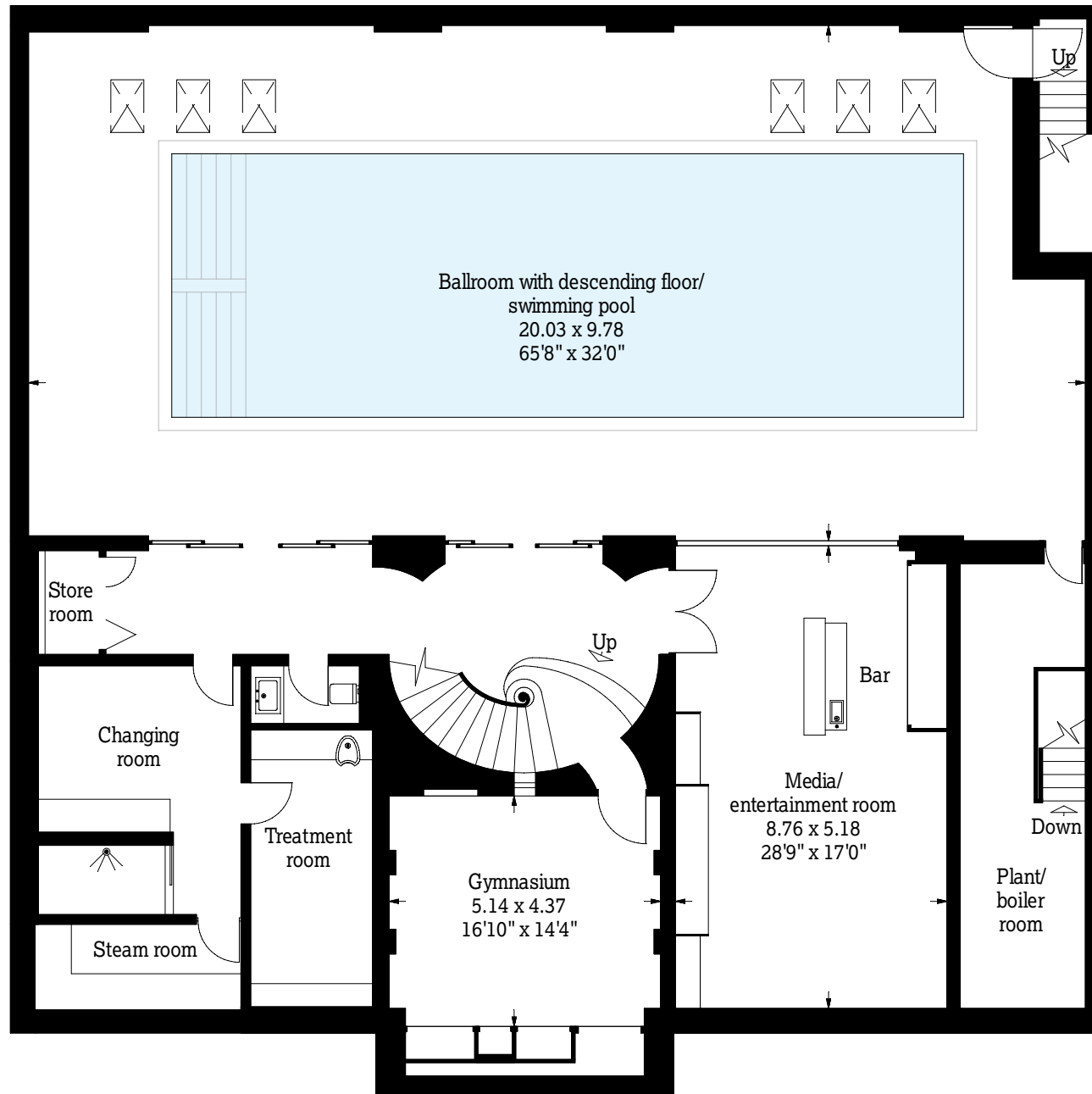
Approximate site area 0.36 Acres (1450 sq.m)  
Approximate internal area 1393.5 sq.m (15000 sq.ft)  
For identification purposes only. Not to scale.



Lower ground floor



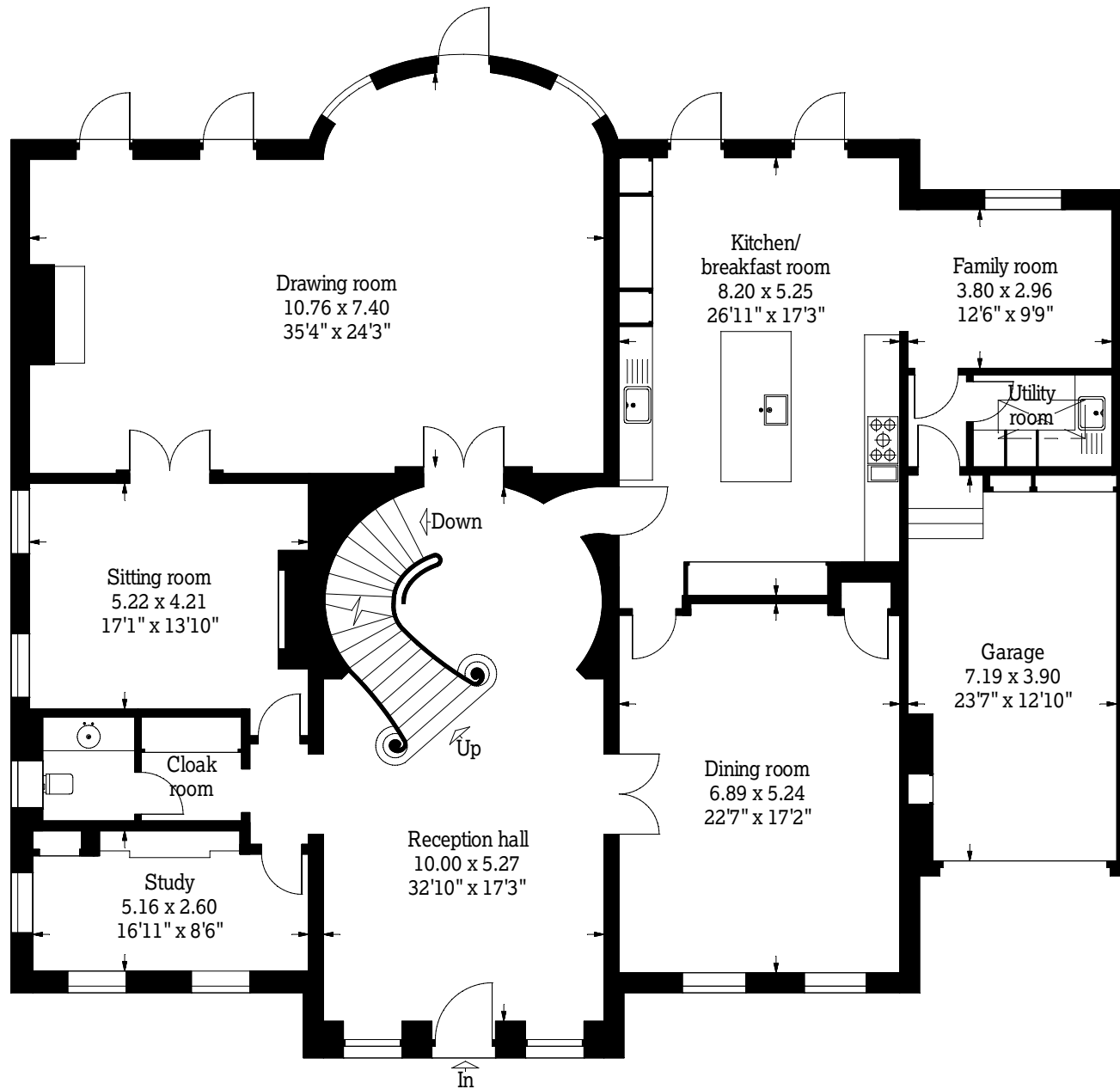
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# Ground floor



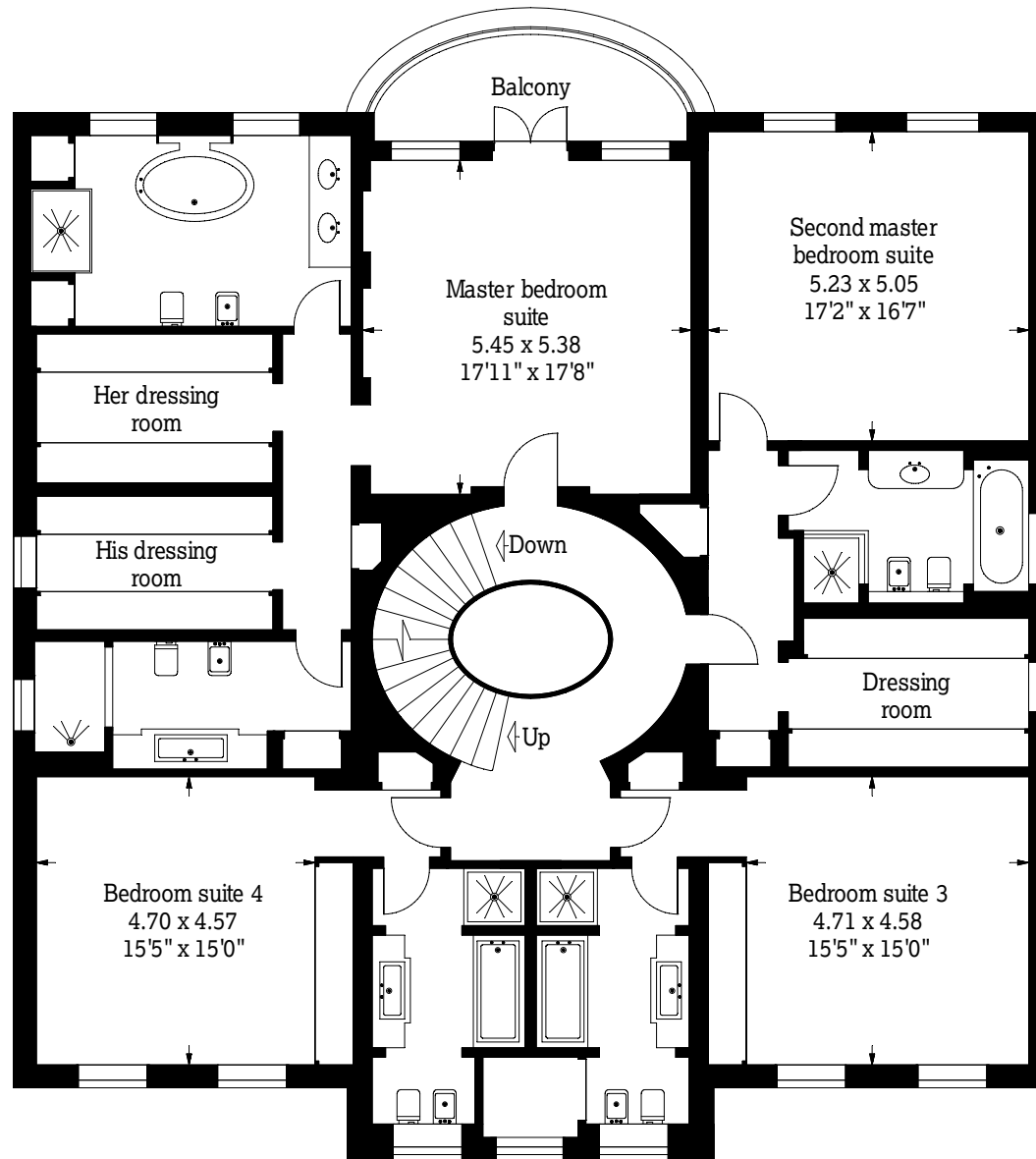
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First floor



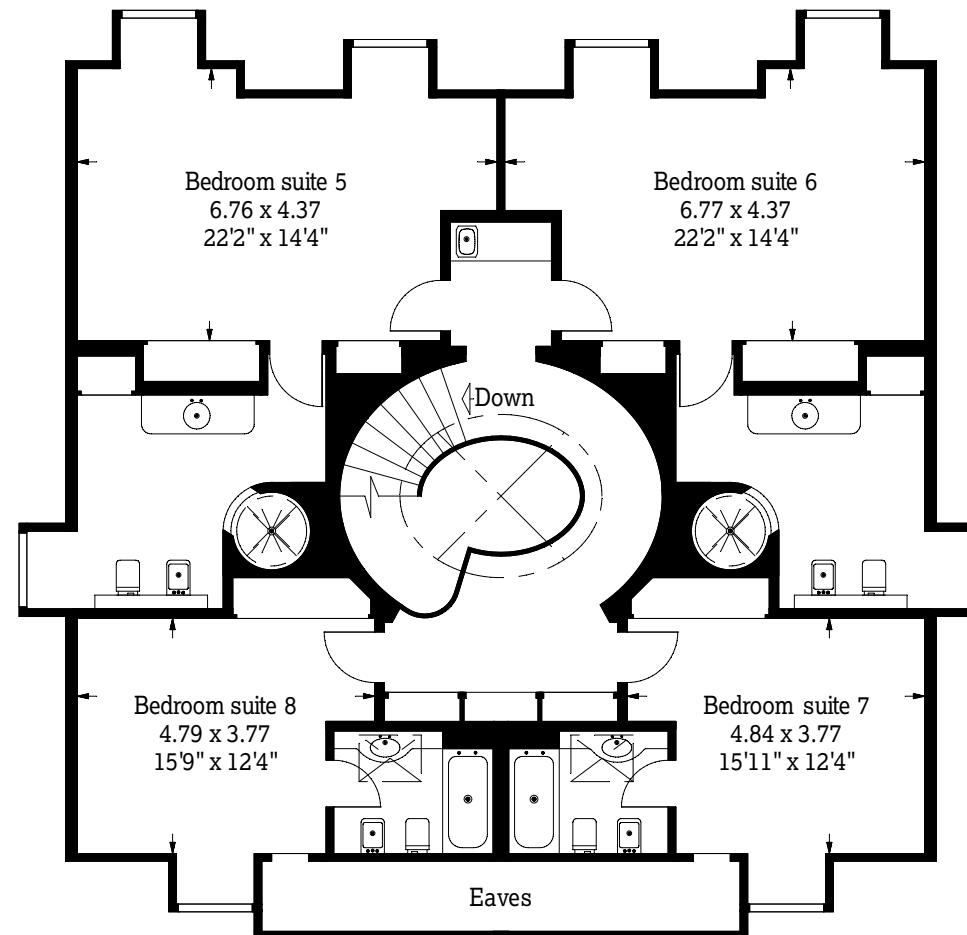
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## Second floor



For identification purposes only. Not to scale.



## Contacts



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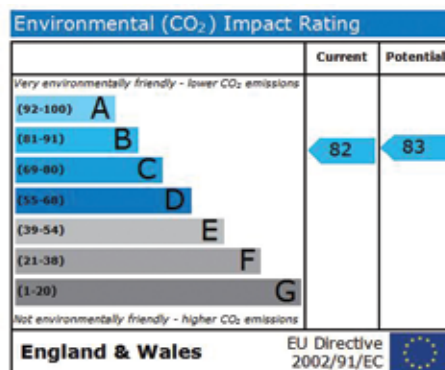
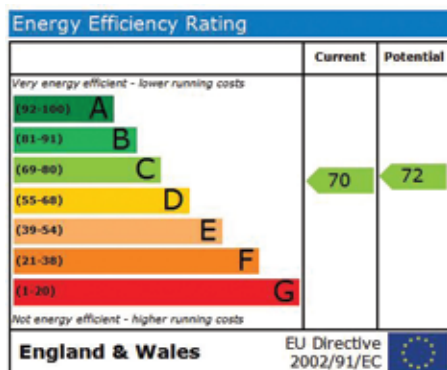


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## Important notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International/Savills in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

Tenure: Freehold  
 Price on application



Designed by Philosophy  
 www.philosophydesign.com  
 Photography by Ed Hill

# Colourplan endpapers

Cover supplied separately