



NORRICE LEA, N2



SOLE AGENT

£8,000,000 GUIDE PRICE

ENTRANCE HALLWAY: DRAWING ROOM: KITCHEN/BREAKFAST/FAMILY ROOM:
DINING ROOM: GUEST WC: 6/8 BEDROOMS (1-2 EN SUITES & 1-2 DRESSING
ROOMS): 3 FAMILY BATHROOM: STAFF BEDROOM & EN SUITE: UTILITY ROOM:
CINEMA ROOM: GAMES ROOM: GYM: SWIMMING POOL: SAUNA/CHANGING ROOM:
REAR LANDSCAPED GARDEN: OFF-STREET PARKING

Set behind a sweeping carriage driveway is this beautiful family home
approaching 8.000 sq ft in one of Hampstead Garden Suburbs most desirable
roads located just off Winnington Road.



Arranged over 5 floors ,as you enter on the ground floor you're met by a very spacious and bright entrance hallway with a bespoke staircase leading to all floors. Further accommodation includes a stunning designer kitchen/breakfast/ family room with " Gaggenhau" wide fridge/freezer, double oven and gas hob, "Miele" dishwashers, a drawing room with built in bar and a dining room with custom made chandelier. all with Oak herringbone flooring throughout.



On the upper floors there are 4/5 bedrooms all with air conditioning and 3 bathrooms, including an indulgent principal bedroom suite with an oversized bathroom and 1-2 dressing rooms.



On the lower floors there is a magnificent games room which offers a huge amount of flexibility and could easily be used as a party room/disco, a cinema room with 5m screen and surround sound, a spacious gym with air conditioning overlooking into a 11.5m swimming pool with a sauna and changing room, 3 further bedroom suites with bathrooms and a utility room with "Miele" washer/ driers.



This " Smart" home benefits from underfloor heating to all floors, "Lutron" lighting, music server and CCTV inside and out, all controlled by a "Savant" app on a boosted WIFI system.

The garden to the rear has been landscaped and features a generous patio leading on to the lawn and raised play area for children.



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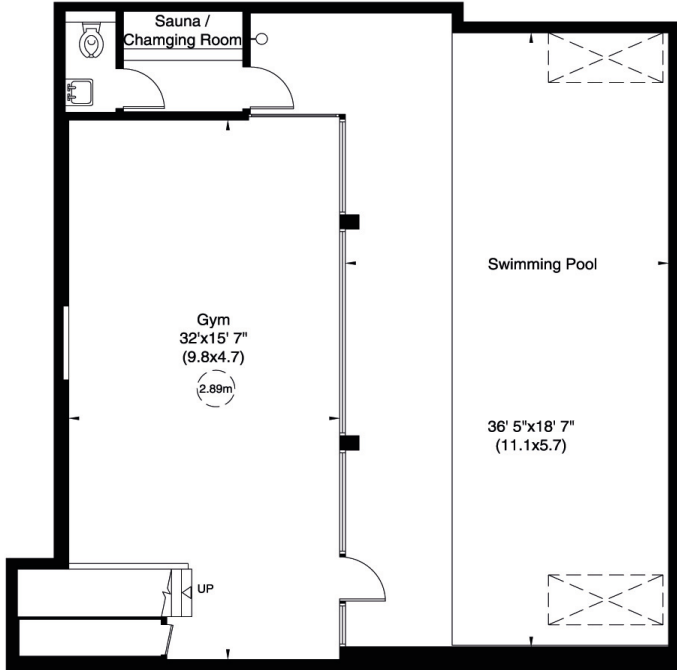
Gross internal area (approx.)

7959 Sq ft (739 Sq m) Including Under 1.5m

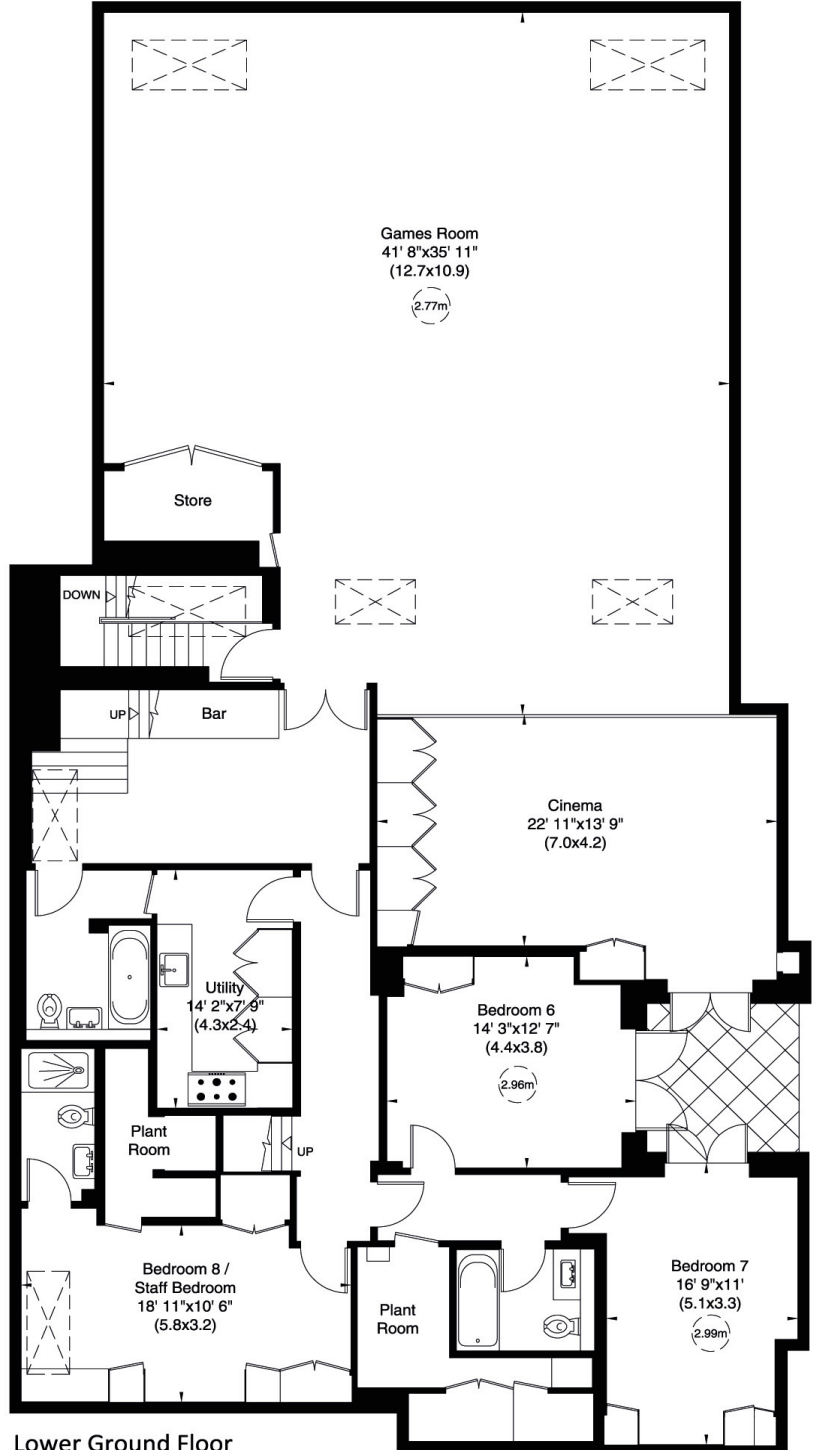
7827 Sq ft (727 Sq m) Excluding Under 1.5m

For identification only, Not to Scale

capital 020 8671 7722

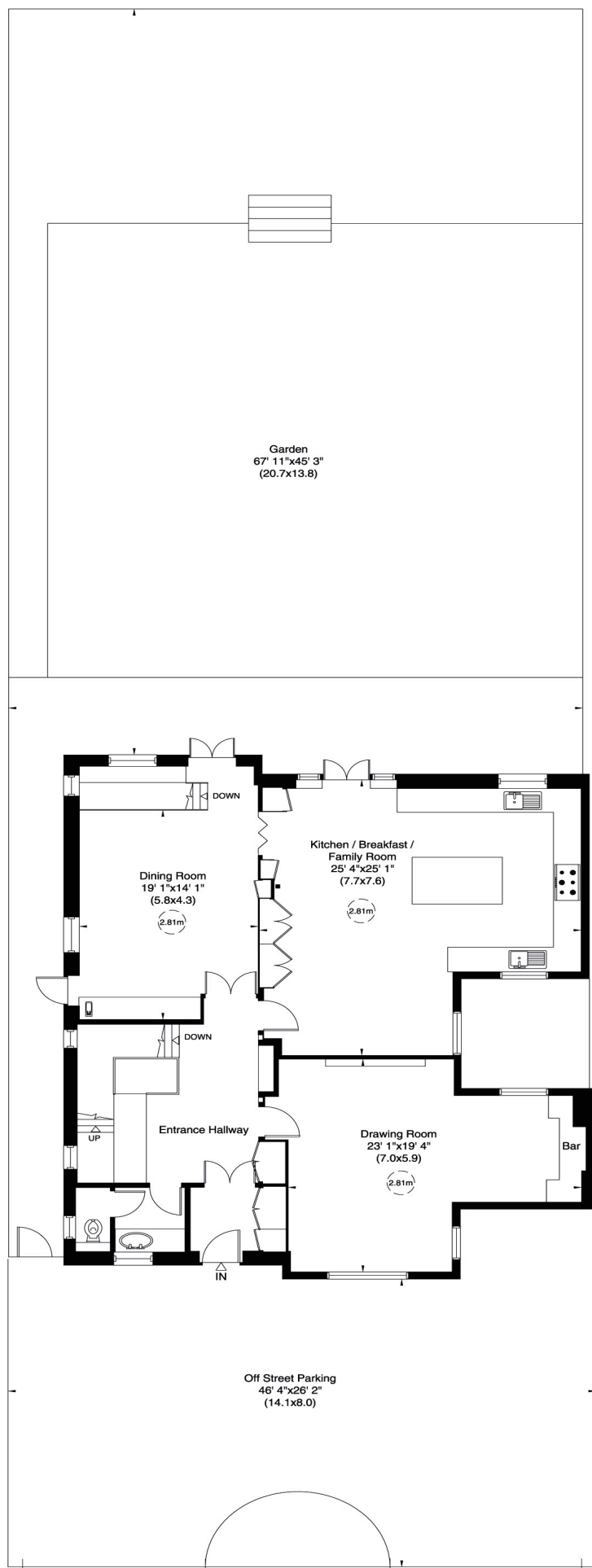


Basement

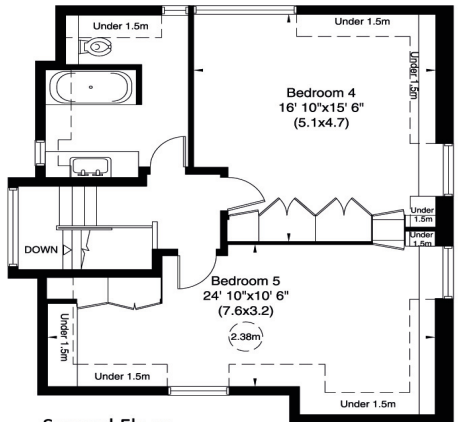


Lower Ground Floor

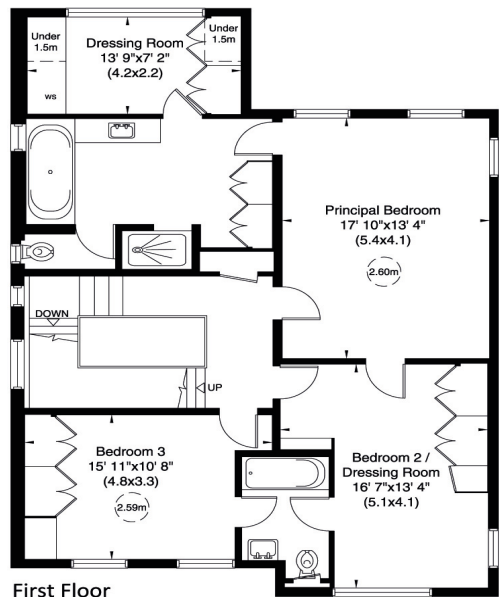
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Ground Floor



Second Floor



First Floor

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