

BROOK HOUSE

WINNINGTON ROAD, N2





An imposing and substantial double fronted detached house set behind a carriage driveway in a plot extending to half an acre with a 250' frontage onto this sought after road.

This fine home has undergone an extensive programme of refurbishment and features an array of living rooms across the ground floor together with a vaulted galleried landing, large entrance hallway and study/staff bedroom. On the upper floors the magnificent master bedroom suite is set across the rear of the house overlooking the expansive garden and benefits from an oversized bathroom and dressing room. There are 4 further bedrooms, a games room and other benefits include CAT 5 cabling, air conditioning and CCTV throughout the house.

Winnington Road is located opposite Kenwood and the rolling acres of Hampstead Heath. The fashionable villages of Hampstead & Highgate are close by as is Temple Fortune and Golders Green/East Finchley Underground Station.

- ENTRANCE HALL
- DRAWING ROOM
- DINING ROOM
- FAMILY ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY/STAFF BEDROOM
- UTILITY ROOM
- GUEST WC
- MASTER BEDROOM WITH EN SUITE BATHROOM AND DRESSING ROOM
- 5 FURTHER BEDROOMS
- 4 FURTHER BATHROOMS (2 EN SUITE)
- GAMES ROOM WITH TERRACE
- DOUBLE GARAGE
- STAFF FLAT WITH SHOWER ROOM
- HALF AN ACRE PLOT
- LARGE CARRIAGE DRIVEWAY
- CAT 5 CABLING
- FULL CCTV
- AIR CONDITIONING

PRICE ON APPLICATION

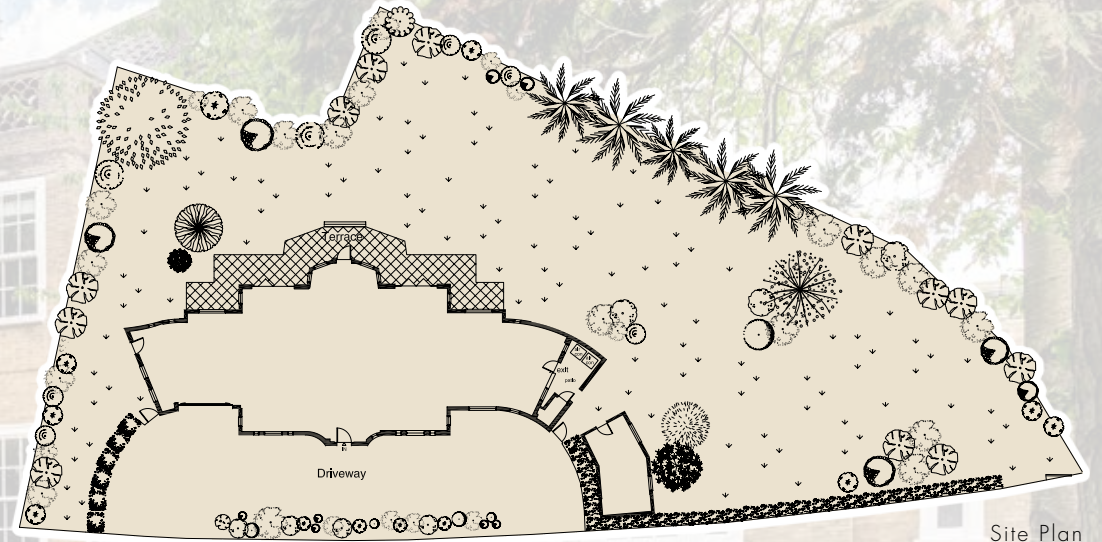
SOLE SELLING AGENTS



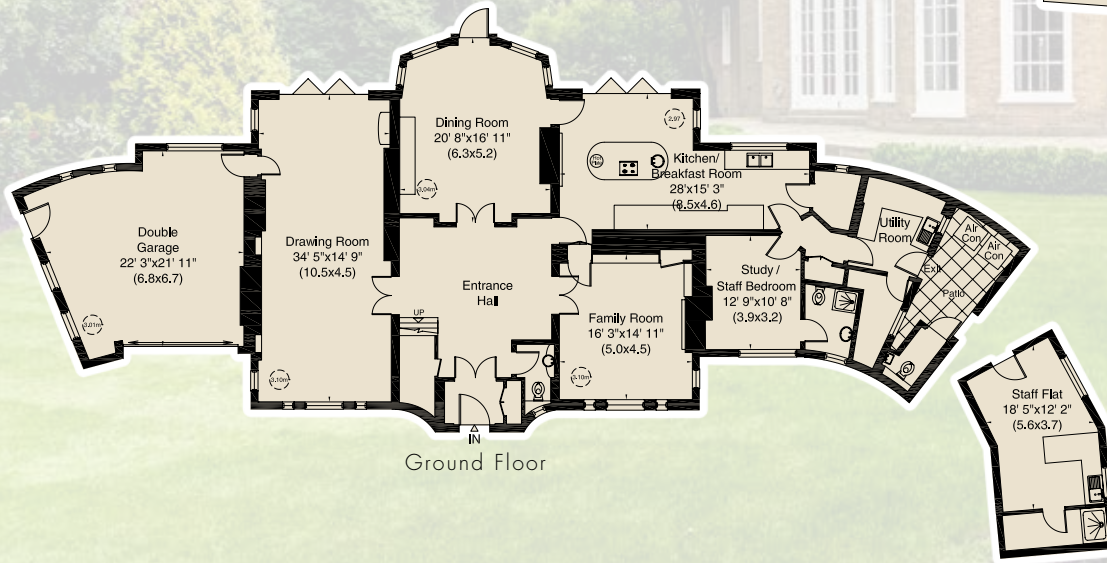




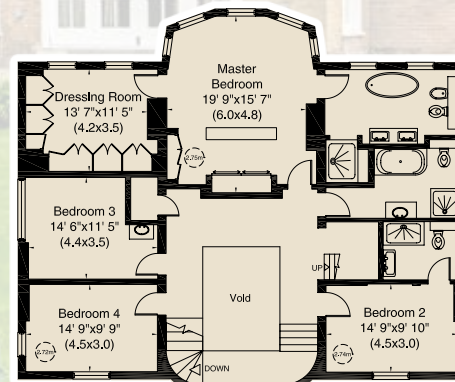
Gross Internal Area Approx.
5,403 Square Feet - 502 Square Metres
(Excludes Staff Flat)



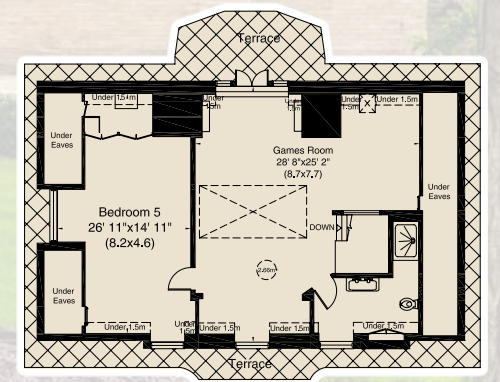
Site Plan



Ground Floor



First Floor



Second Floor



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 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. 313443

glentree
INTERNATIONAL

020 8458 7311
www.glentree.com