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WINNINGTON ROAD N2



FREEHOLD. JOINT AGENT.

£12,500,000.

ENTRANCE HALL: RECEPTION ROOM: BREAKFAST ROOM: KITCHEN:

DINING ROOM: FAMILY ROOM: UTILITY ROOM: BOOT ROOM: GUEST

WC: PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE: 8

FURTHER BEDROOMS (6 WITH EN SUITES): POOL: JACUZI: SAUANA:

CHANGING ROOMS: FURTHER GUEST WC: STEAM ROOM: GARAGE:

REAR LANDSCAPED GARDEN: OFF-STREET PARKING



A superb, magnificent detached bespoke family residence, positioned in one of the areas most coveted locations, backing directly onto Hampstead Golf Course.

This outstanding family home is set behind security gates and is excellently well-positioned with uninterrupted views over Hampstead golf course. Featuring generous living, entertaining rooms, with great proportioned bedroom accommodation. Additionally the property includes leisure facilities comprising of a gym, sauna & steam shower room along with an indoor swimming pool & jacuzzi providing direct access to the manicured landscaped sun facing garden. The carriage driveway offers parking for multiple vehicles further including an integral double garage.



Viewings are encouraged, with homes of this calibre and quality rarely available for sale. Located on the west side of Winnington Road, adjacent to the distinguished The Bishops Avenue, the property enjoys a peaceful setting backing on to Hampstead golf course with its thriving private member's 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 excellent selection of top-performing schools and direct road links to The West End, The City, the A1 and the North Circular (A406). Nearest Underground stations are Hampstead, Highgate. Heathrow, Luton and City airports are easily accessible for private and commercial flights.











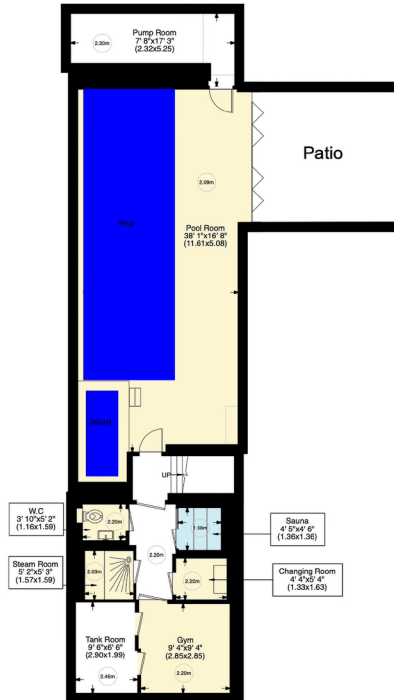
Winnington Road N2

Gross internal area (approx.)

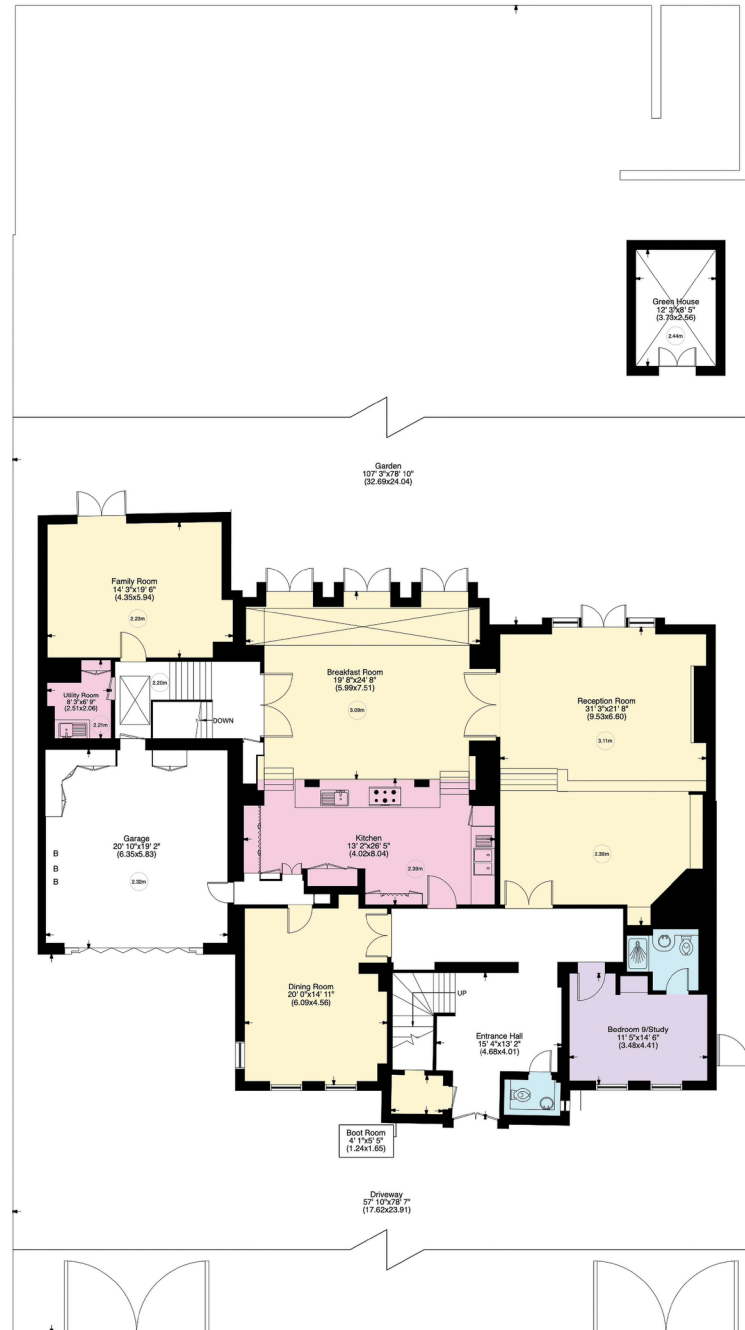
776 Sq m (8351 Sq ft) Including under 1.5m

765 Sq m (8233 Sq ft) Excluding under 1.5m

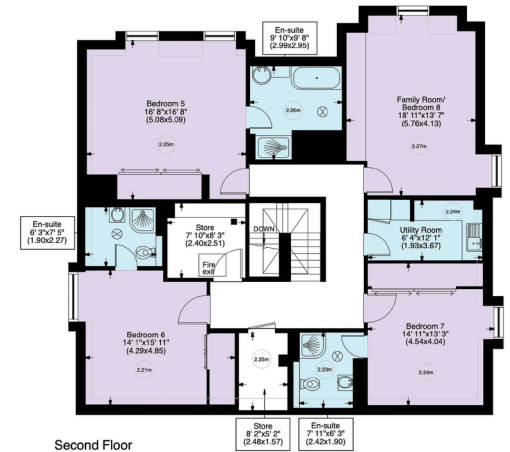
For identification only, Not to Scale



Basement



Ground Floor



Second Floor



First Floor

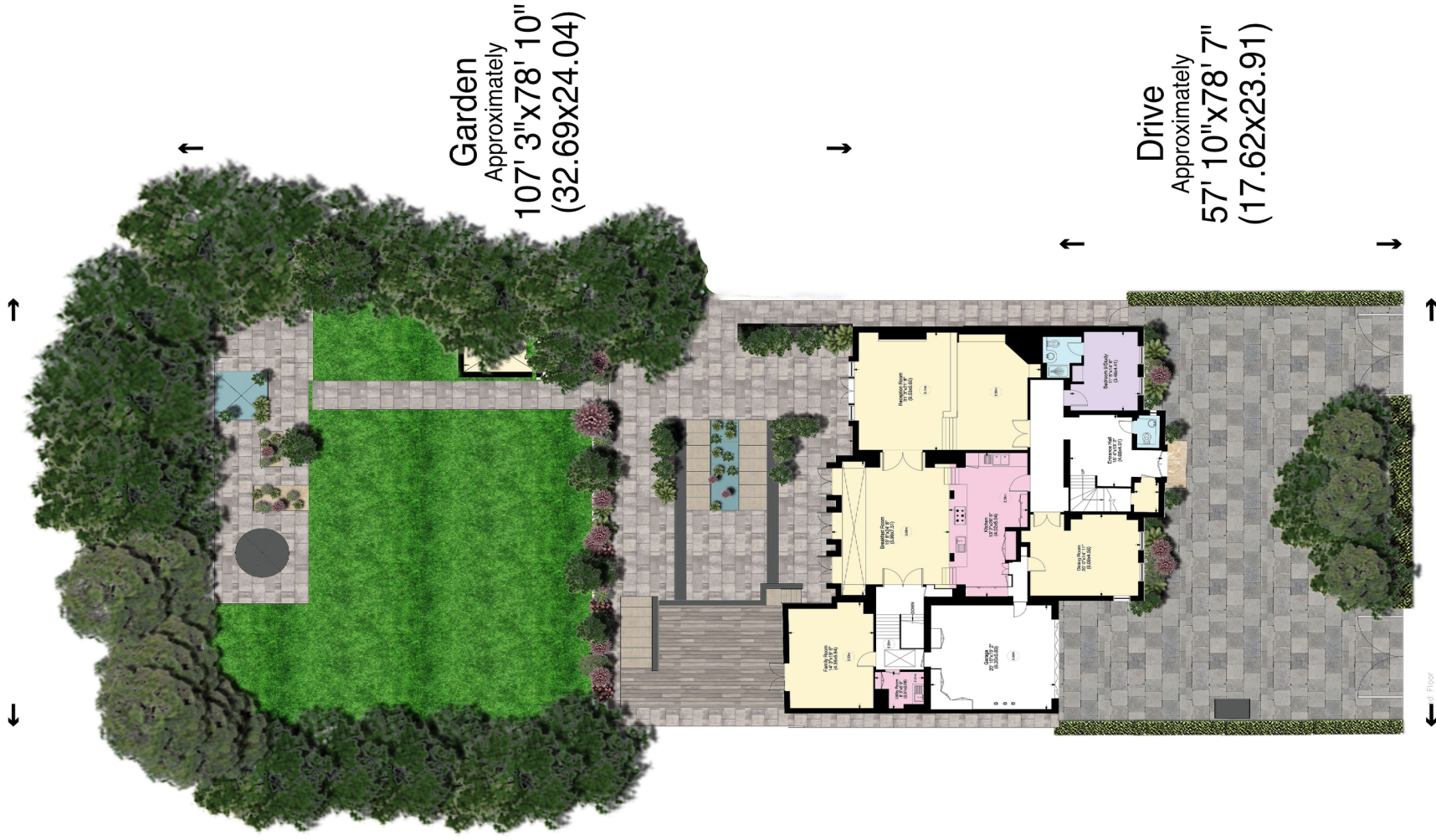
www.WilliamSalisbury.Photography

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

Wilmington Road N2

Acre 0.36 (approx.)

For identification only, Not to Scale



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 must rely 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.