



glentree
INTERNATIONAL

020 8458 7311

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WINNINGTON ROAD N2



FREEHOLD. PRINCIPAL AGENT.

£6,600,000.

3 LIVING ROOMS: DINING ROOM: KITCHEN: UTILITY ROOM:

CONSERVATORY: PRINCIPAL BEDROOM WITH DRESSING ROOM AND

ENSUITE BATHROOM: 8 FURTHER BEDROOMS ALL WITH EN SUITES:

GUEST WC: 2 GARAGES: REAR GARDEN: OFF-STREET PARKING



Situated in one of the most prestigious residential locations in North London, this fascinating mansion offers excellent family accommodation, it possesses a wide entrance hall leading to a spacious and bright conservatory, the property further benefits from a separate fully fitted kitchen and a wonderful private garden excellent for relaxation and entertainment. The nine bedrooms and ten bathrooms across the property offer excellent comfort and space to accommodate a large family and guests, spread amongst three floors all of them with ample storage, being the principal bedroom with abundant light, walk in wardrobe and ensuite bathroom.

The property also benefits of a large garage and driveway for extra safety and comfort to accommodate multiple vehicles.



Orchard Lea is perfectly located in Winnington Road, one of London's most exclusive addresses. With easy access to East Finchley Underground Station.

The area is also well served by top-rated schools such as Highgate School, Channing School and Henrietta Barnett School, as well as recreational spaces like Hampstead Heath, Kenwood House and Highgate Golf Club.

Local amenities such as restaurants, cafes, bars and shops are few steps away in the market place.



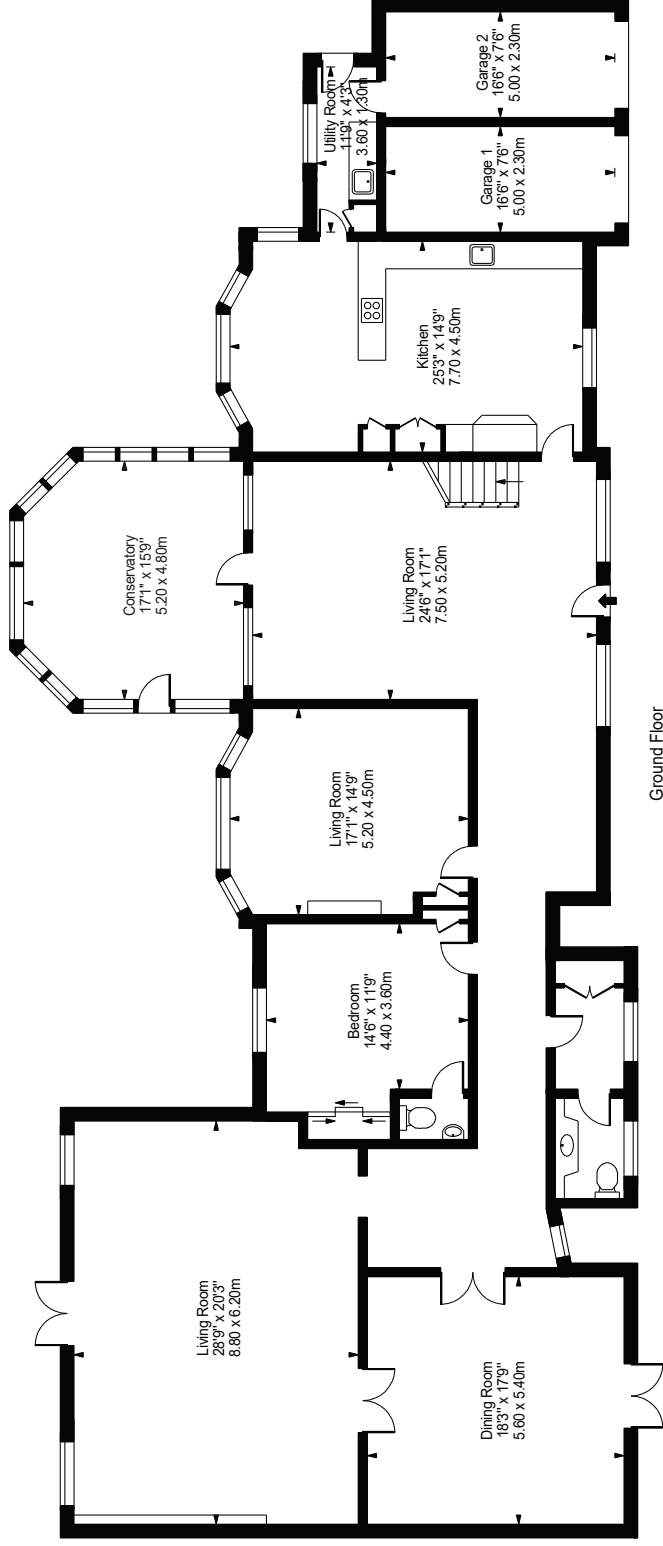
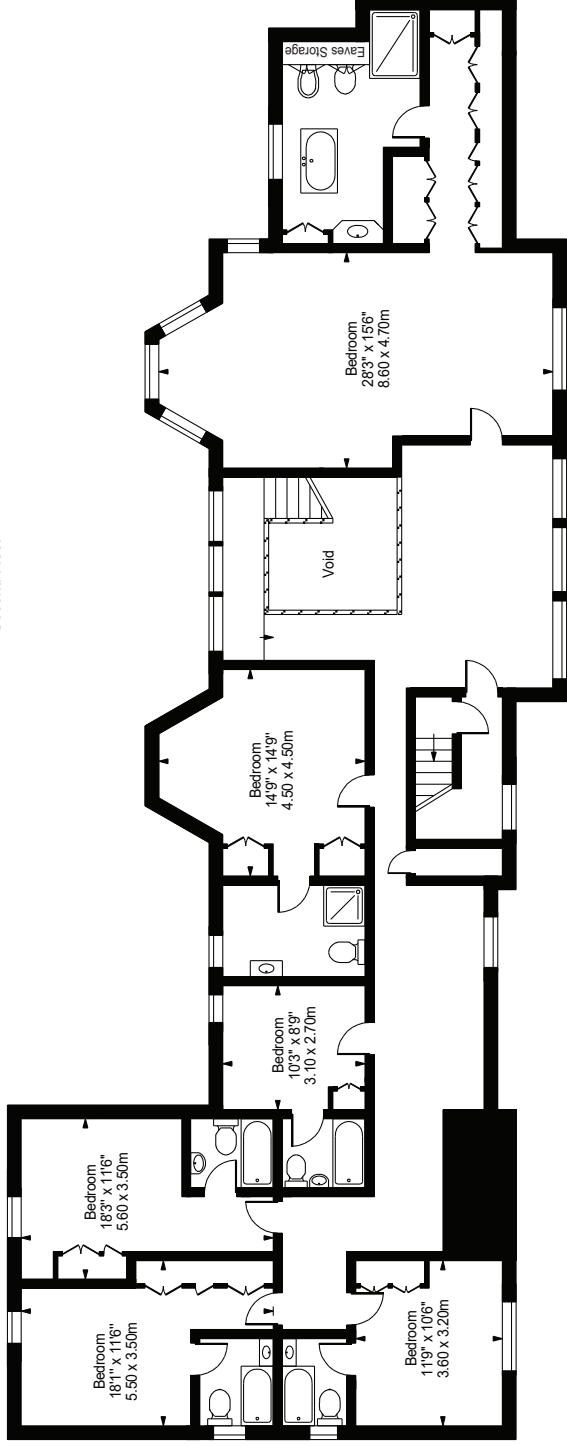
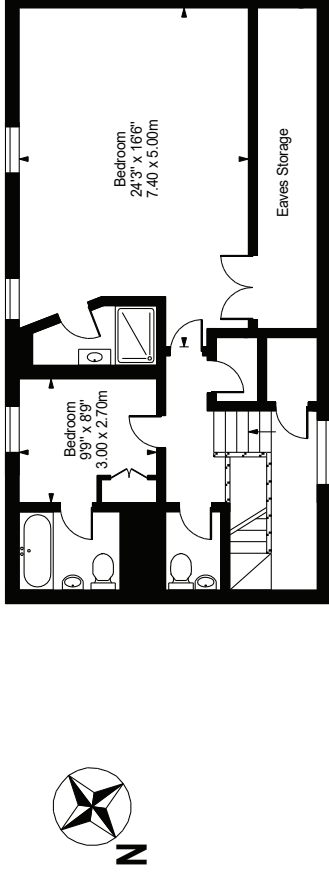
Winnington Road

Approx. Gross Internal Area 6279 Sq Ft - 583.37 Sq M
(Including Eaves Storage, Garage 2, Excluding Garage 1 & Void)

Approx. Gross Internal Area 6027 Sq Ft - 559.90 Sq M
(Excluding Eaves Storage, Garage 2, Garage 1, Void)

Approx. Gross Internal Area Of Garage 1 124 Sq Ft - 11.50 Sq M

Approx. Gross Internal Area Of Garage 2 124 Sq Ft - 11.50 Sq M

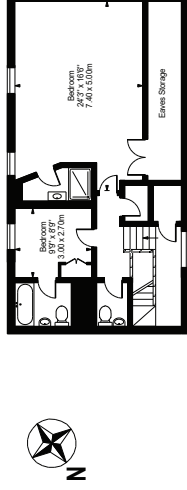


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Second Floor



First 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.