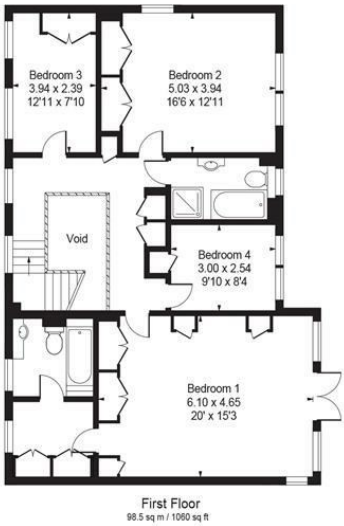
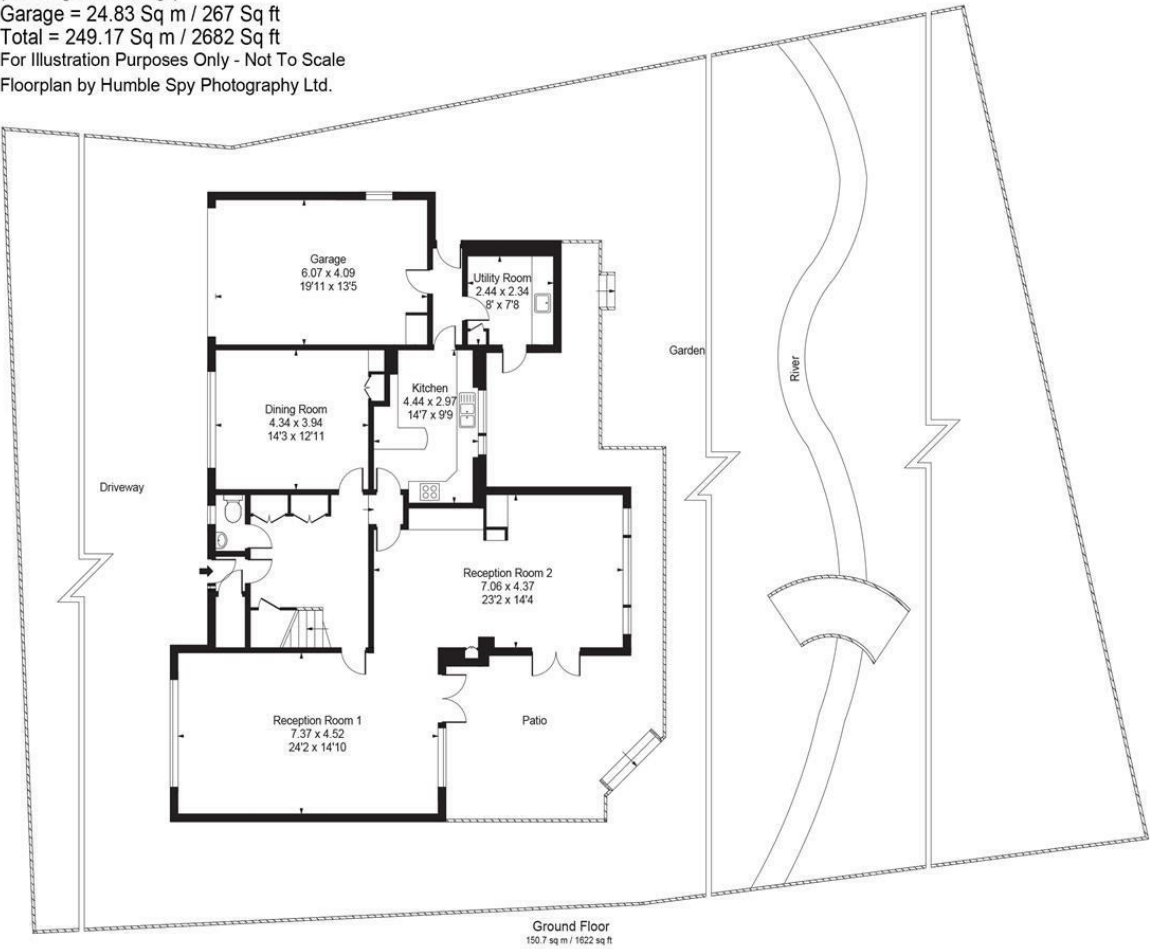




Winnington Road
Gross Internal Area(Approx)
House = 224.36 Sq m / 2415 Sq ft
(Excluding Void & Garage)
Garage = 24.83 Sq m / 267 Sq ft
Total = 249.17 Sq m / 2682 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



Gaywoods Winnington Road, N2

Gaywoods is set approximately on a 0.45 acre plot facing south- east, with planning consent from the local authority to demolish the existing house and construct a new state-of-the-art mansion of approx. 13,000 sq ft. The plot is located close to the junction of Norrice Lea in this internationally renowned turning, and is one of the few remaining properties in the street which is able to qualify for such planning permission.

The proposed redevelopment provides for a basement which could house full leisure facilities if one desires, as well as ample entertaining, living and bedroom accommodation. Further details are available from our offices on request.

The existing house which is unmodernised spans 2,682 sq ft (249 sq m) over 2 floors and benefits from a large rear private garden and is set behind a carriage driveway, and remarkably, this property has been in the same family ownership since it was first constructed in 1959.

Winnington Road is one of North London's most prestigious residential avenues and is located off Hampstead Lane (B519) at its southern junction and Lyttleton Road (A1) at its northern end. It is located close to London's major road network, affording access to London's Heathrow Airport, together with London Stansted, Luton & Gatwick. The property is within 600m of Hampstead Heath and Kenwood House, and moments from Norrice Lea Synagogue.

CGI is for illustration only. Formal HGS Trust consent is required

2 RECEPTION ROOMS: DINING ROOM: KITCHEN: PRINCIPAL BEDROOM WITH EN SUITE: 3 FURTHER BEDROOMS: FAMILY BATHROOM: GUEST WC: UTILITY ROOM: FRONT & REAR GARDEN: GARAGE & OFF STREET PARKING: COUNCIL TAX BAND H: EPC RATING F

MAIN AGENT

Guide Price £5,450,000



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