



glentree

020 8458 7311

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WINNINGTON ROAD N2

MUTIPLE AGENT. FREEHOLD.

£17,950,000

RECEPTION ROOM: DINING ROOM: KITCHEN: STUDY: 2 OFFICES: 5 GUEST
WC'S: CLOAKROOM: PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM
& EN SUITE BATHROOM: 9 FURTHER BEDROOMS (ALL WITH EN SUITES):
PLAYROOM: FURTHER KITCHEN/BREAKFAST ROOM: UTILITY ROOM:
SWIMMING POOL WITH JACUZZI: STEAM ROOM: SAUNA: GYM: 2 MEETING
ROOMS: A FURTHER KITCHEN: REAR LANDSCAPED GARDEN: CARRIAGE
DRIVEWAY



This exceptional residence on Winnington Road is truly one of a kind. Inspired by the grandeur of Versailles, it is the only house in the area built in the Baroque style, while being seamlessly equipped with the most advanced modern engineering and Smart Home systems. The property offers the latest in comfort and technology, including a VRF air conditioning system for individual room control, a central heating system located discreetly in the garden, heated floors, supply and extract ventilation in every room, a Lutron lighting system, and full integration through Crestron Smart Home controls. For convenience, the house is serviced by an elevator to all four floors and offers three separate office spaces, ideal for working from home.

There are also four kitchens, catering to every need: a staff kitchen in the basement, the main family kitchen on the ground floor, a children's kitchen on the first floor, and a kitchenette on the second floor. Leisure and wellness are elevated with a luxurious swimming pool complex featuring a steam room, sauna, Jacuzzi, and guest facilities. The property is also safeguarded with CCTV camera (which can be remotely controlled), fire alarms, and intruder alarms in every room, while a Sonance acoustic system with discreet built-in speakers provides high-quality sound throughout.

An electric gated carriage driveway provides secure access and parking for multiple vehicles.

Arranged over four floors, the property offers an expansive total internal area of approximately 1,270 sq m (13,673 sq ft). This comprises 490 sq m (5,270 sq ft) in the basement, 342 sq m (3,680 sq ft) on the ground floor, 261 sq m (2,806 sq ft) on the first floor, and 173 sq m (1,864 sq ft) on the second floor. The ceiling heights range from 2.7m to 3.56m, adding to the sense of scale and grandeur. Set within a plot of 0.39 acres (0.16 hectares), the property offers both space and privacy.

The house underwent a meticulous refurbishment between 2020 and 2025, with only the front façade retained. Exquisite craftsmanship is evident throughout, with gilded stucco on ceilings and walls, marble finishes in bathrooms and the pool area, artistic marble and parquet flooring, and luxurious fabric wall coverings. Every room is enhanced by ornate gilded chandeliers and handcrafted Swarovski crystal sconces, alongside elegant baroque furniture. There are four fireplaces located in the dining room, sofa room, cabinet, cigar room, and conference room. The bathrooms and guest toilets feature 24-carat gold-plated fittings, while all windows are adorned with opulent baroque curtains.

Accommodation is generously appointed, comprising 10 bedrooms, 10 bathrooms, 5 guest toilets, and 4 kitchens. The principal ground-floor kitchen (31 sq m) is equipped with premium appliances, including Kaiser ovens and microwave, Siemens hob, Miele fridge, Liebherr freezer, CDA wine fridge, and Miele dishwasher. The children's kitchen (14.6 sq m) on the first floor, the staff kitchen (6.6 sq m) in the basement, and the compact second-floor kitchenette (2 sq m) are all fitted with Bosch appliances.

This property is not only a palatial residence but also a showcase of refined taste, modern engineering, and unparalleled luxury, making it one of the most distinctive homes in London.







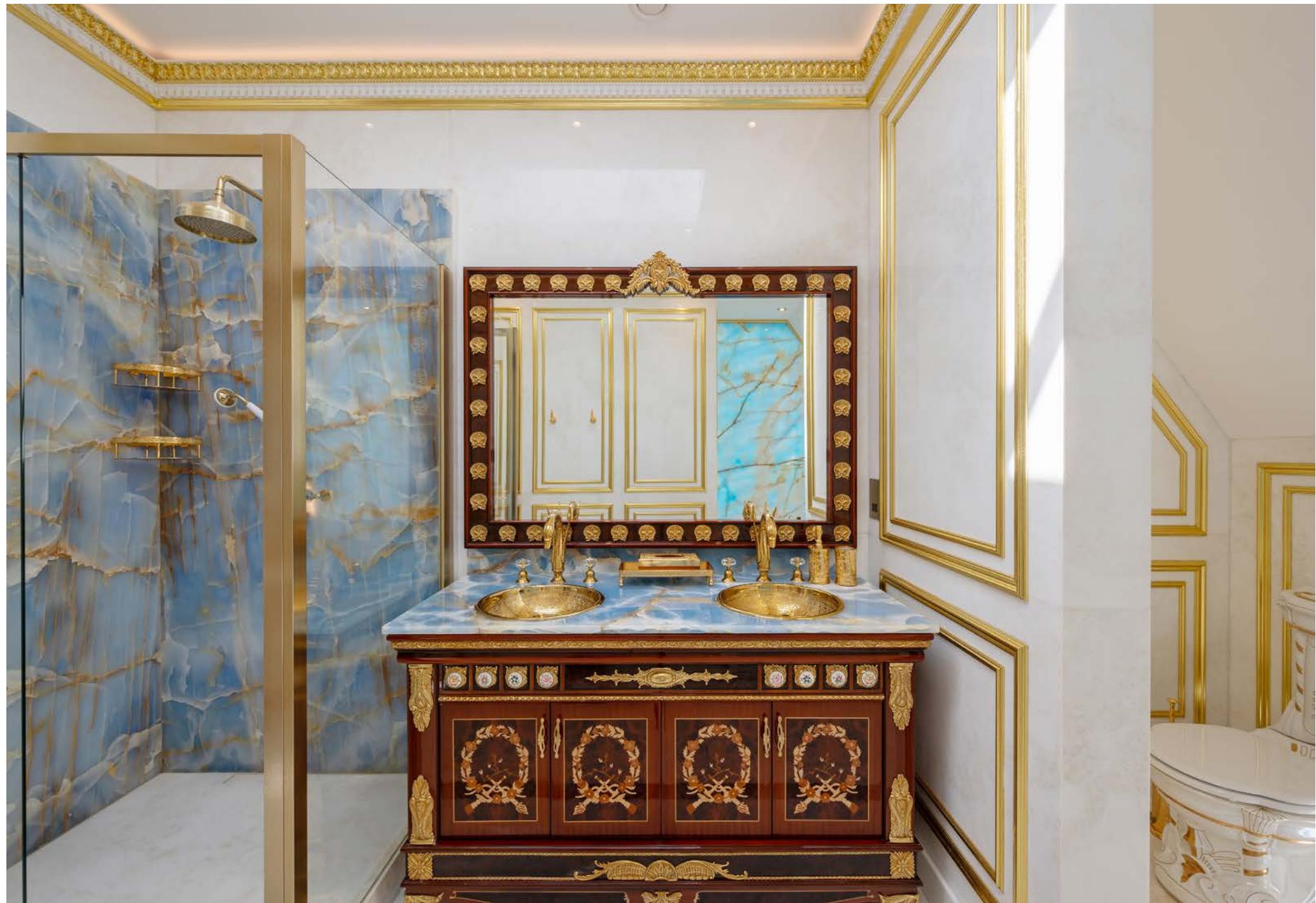




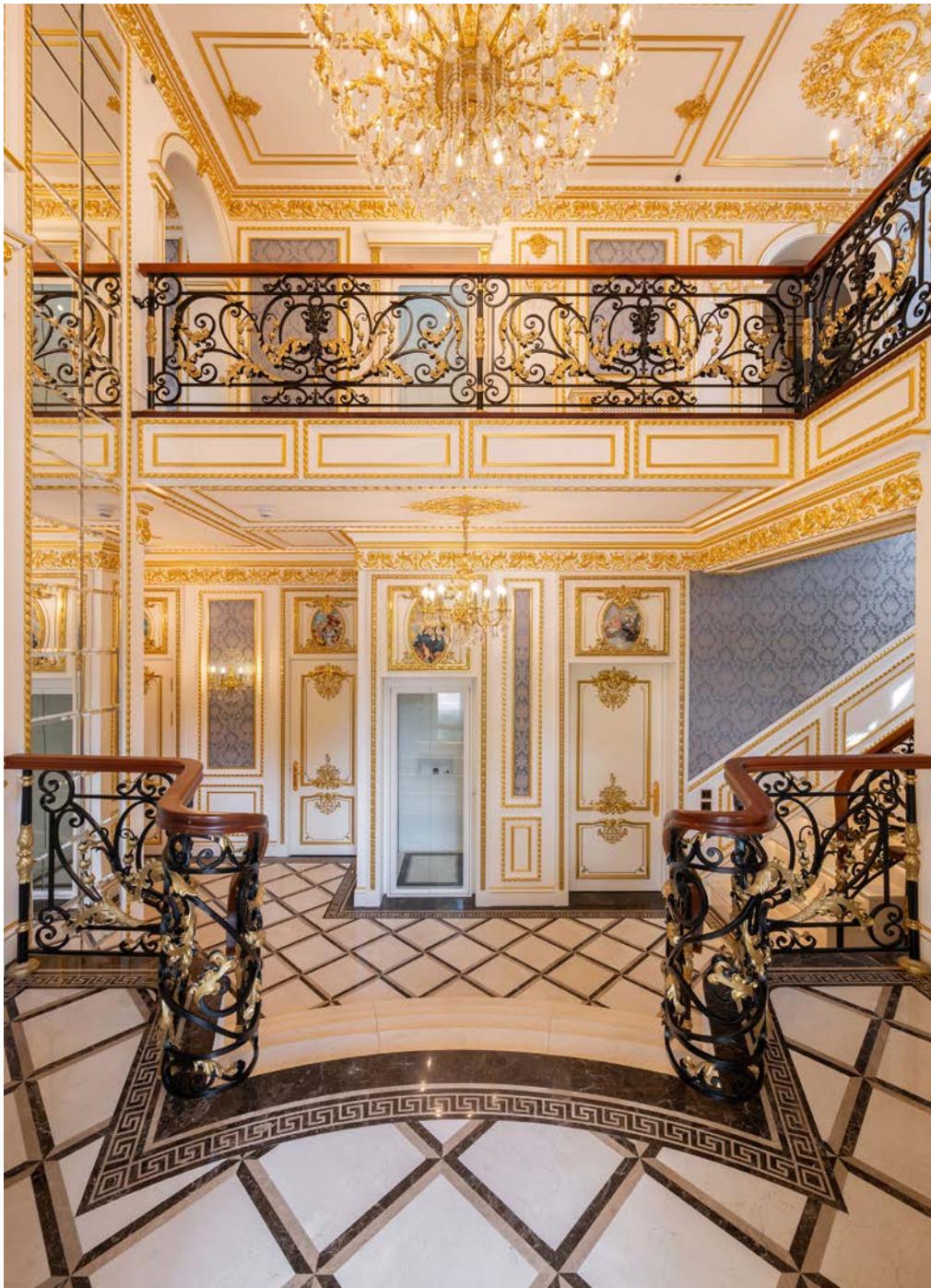




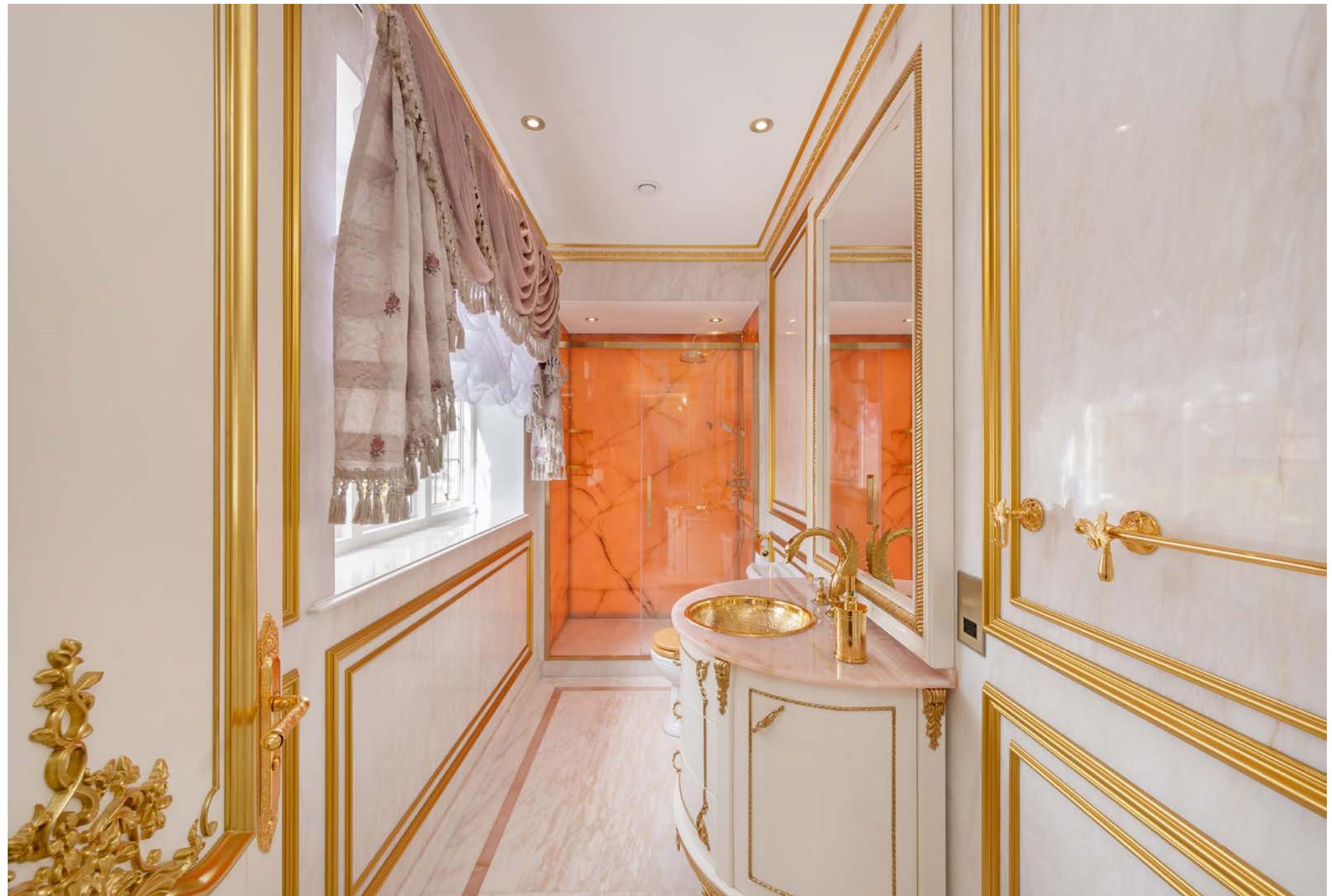




















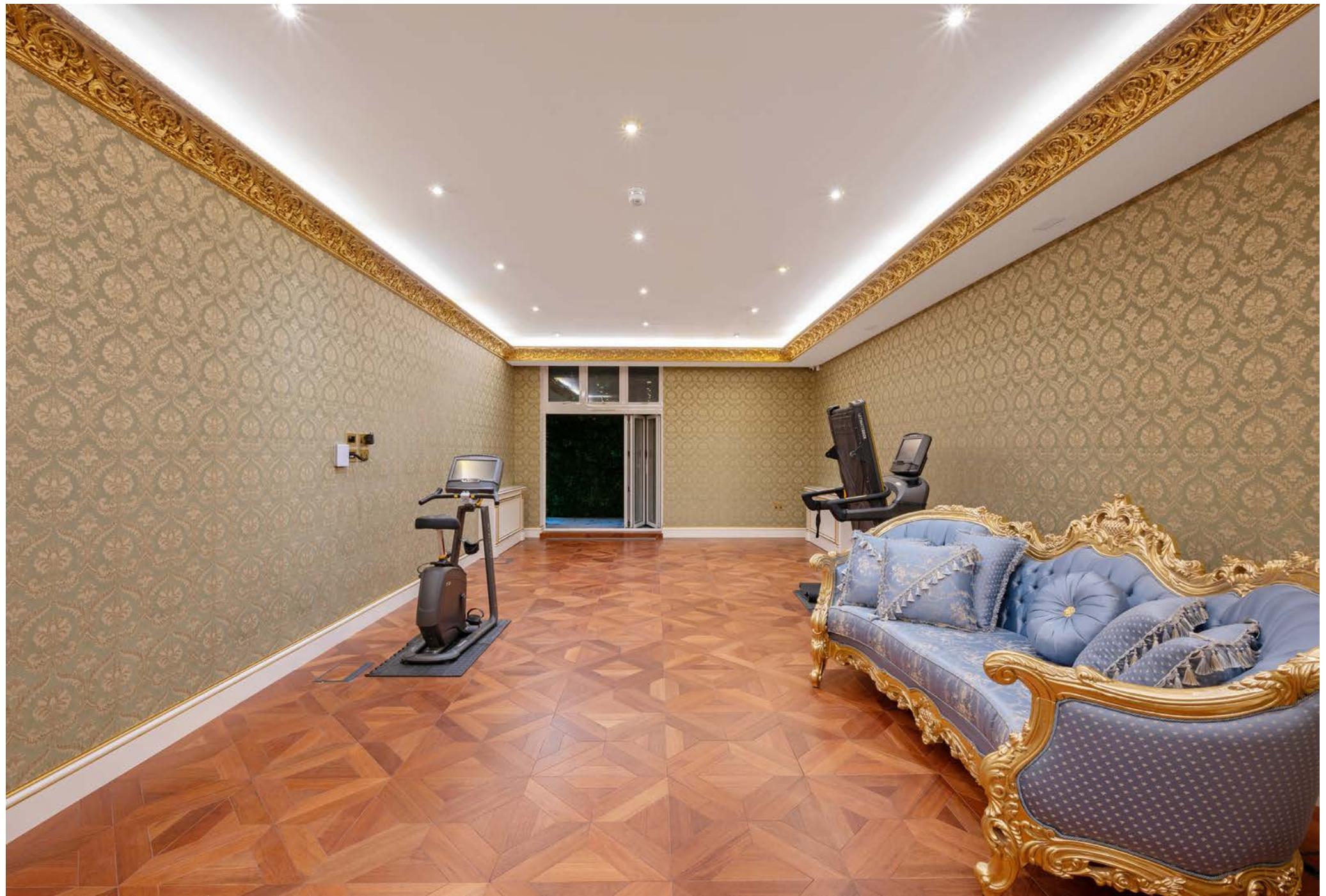


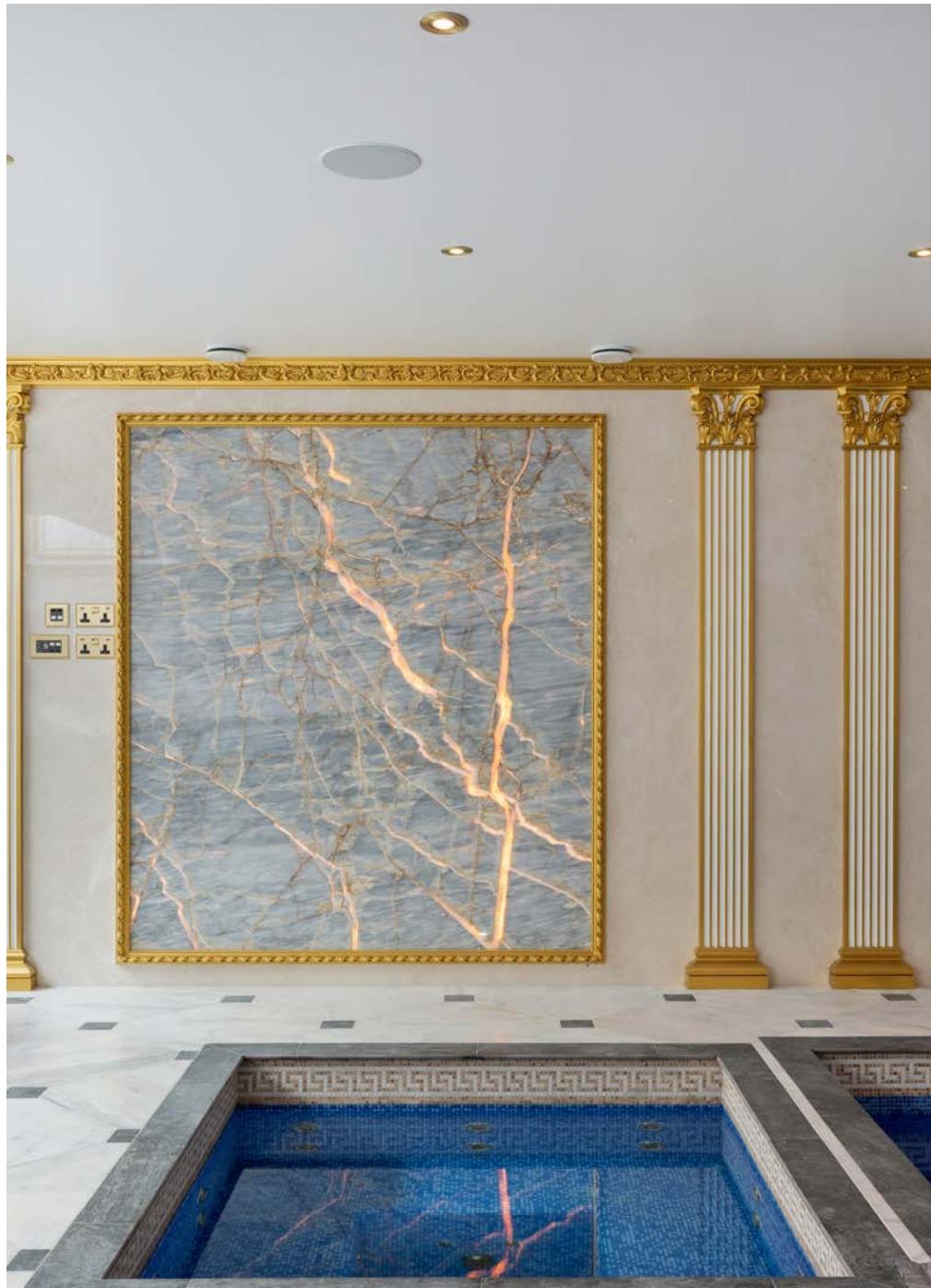






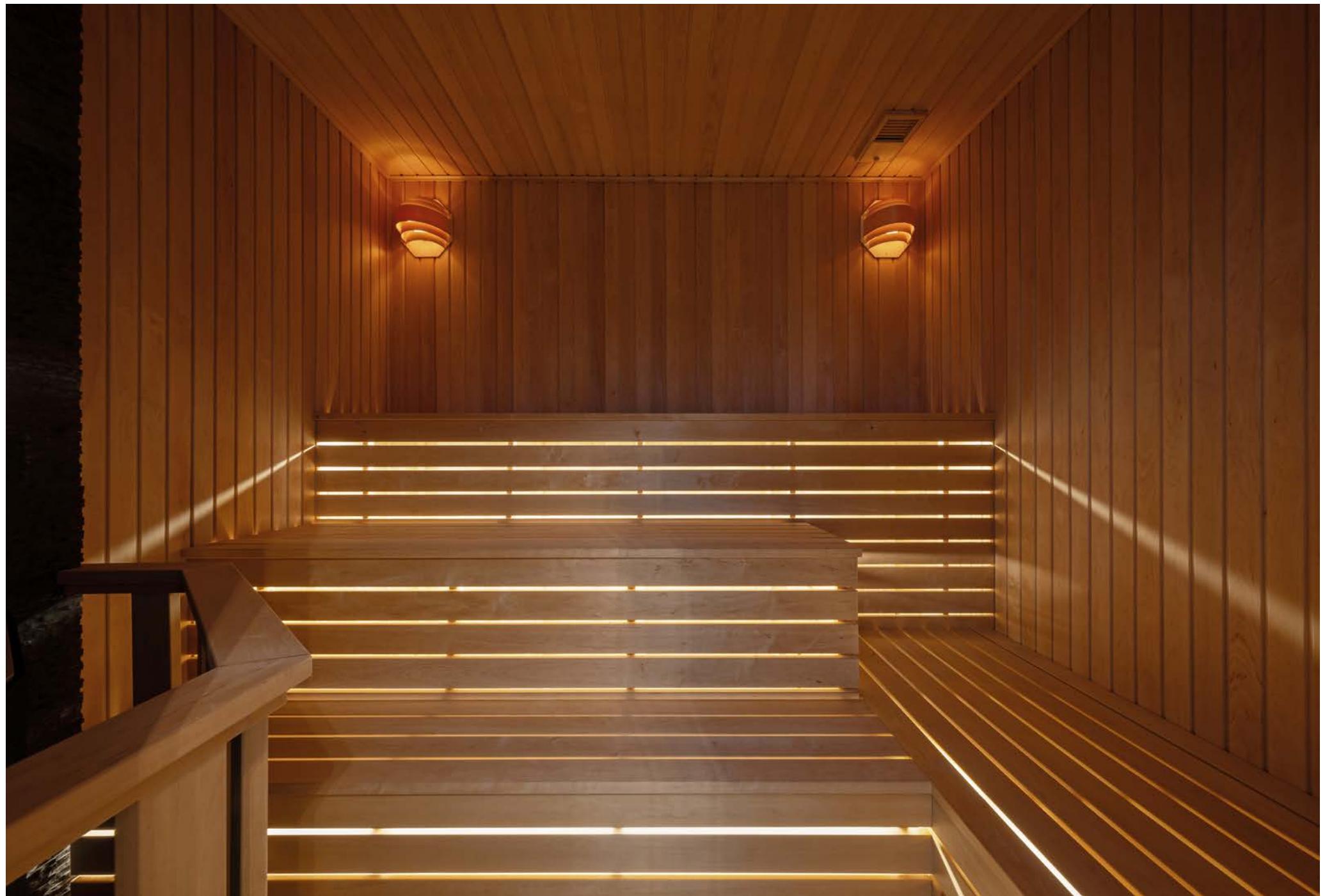












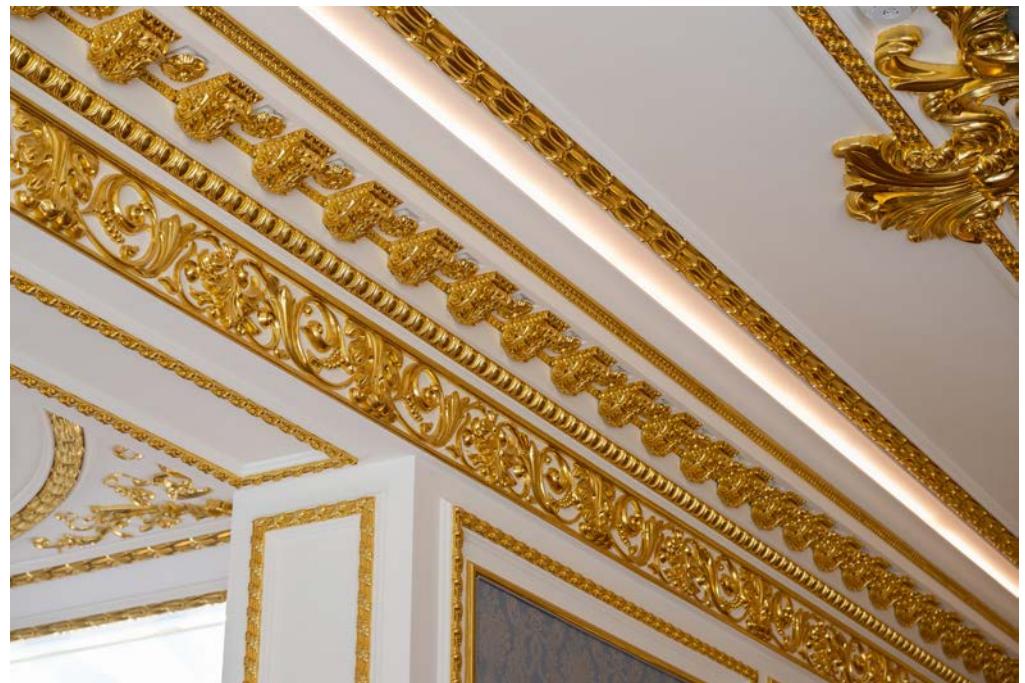
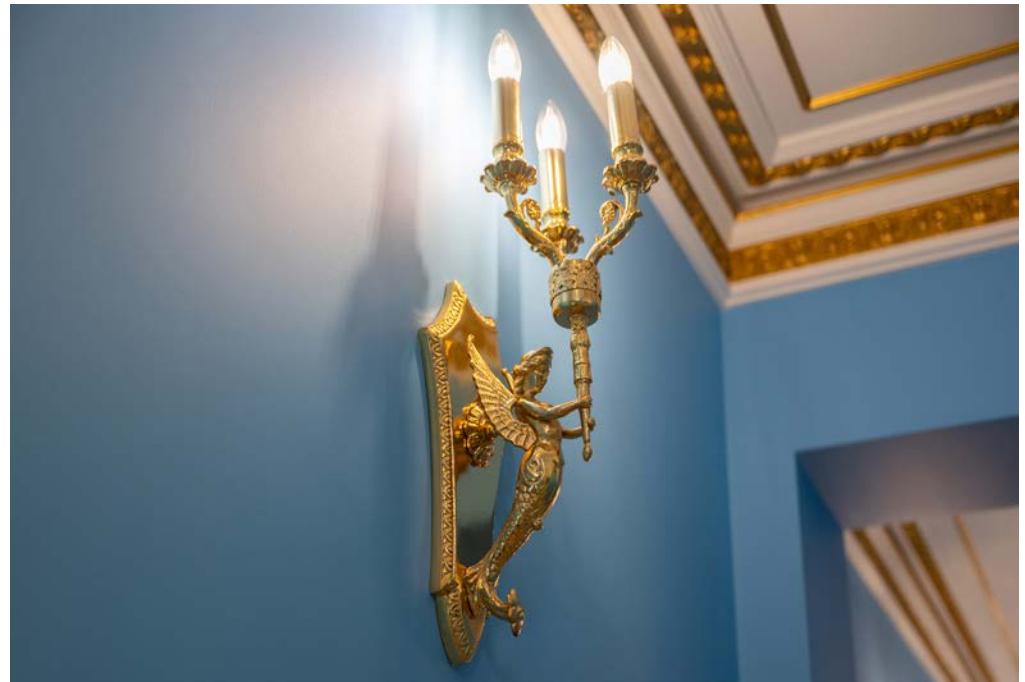


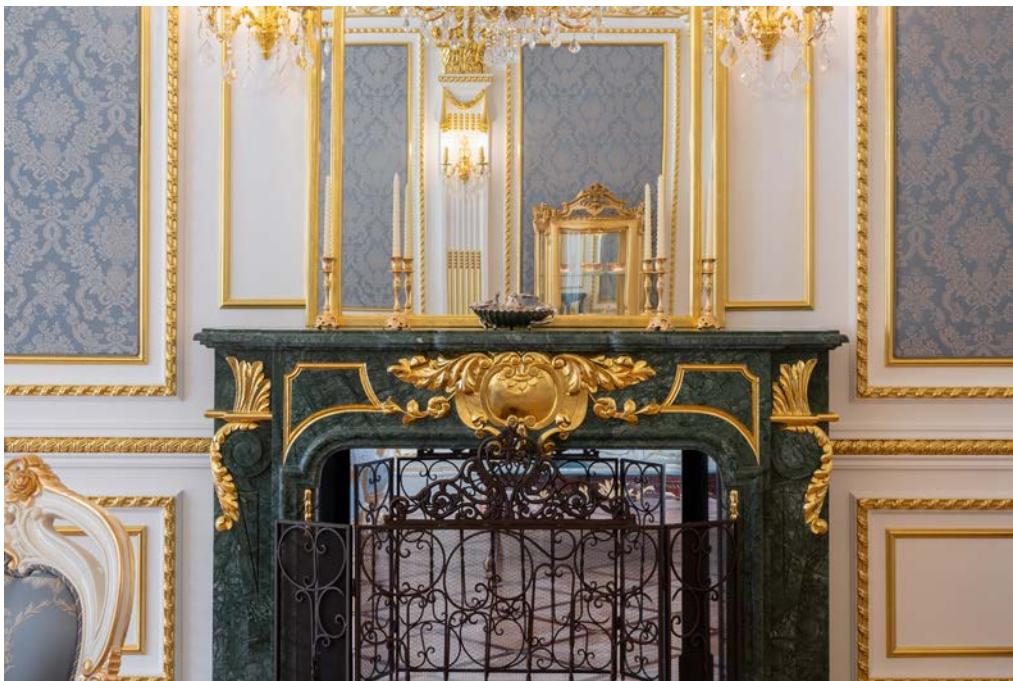


















SPECIAL FEATURES

CRESTRON SMART HOME SYSTEM CONTROLLING AIR CONDITIONING, HEATING, VENTILATION, LIGHTING & SECURITY

VRF AIR CONDITIONING WITH INDIVIDUAL ROOM CONTROL

UNDERFLOOR HEATING IN BATHROOMS, TOILETS, CENTRAL KITCHEN, POOL AREA, HALLS & CORRIDORS

RADIATORS IN ALL ROOMS

LUTRON SMART LIGHTING WITH LED STRIP HIGHLIGHTS ON STAIRS & STUCCO CORNICES

HIGH-END SONANCE INVISIBLE CEILING

WALL SPEAKERS IN KEY ROOMS (DINING, LIVING, PLAYROOM, CONFERENCE, GYM, MASTER SUITE, CIGAR ROOM, POOL)

COMPREHENSIVE CCTV IN ALL ROOMS WITH REMOTE ACCESS

FIRE ALARMS THROUGHOUT

INTRUDER ALARMS IN EVERY ROOM

ELEVATOR SERVING ALL FOUR FLOORS

PLOT SIZE: 0.39 ACRES (0.16 HECTARES)

24-CARAT GOLD-PLATED BATHROOM FITTINGS

HANDCRAFTED SCONCES & CHANDELIERS

FABRIC WALL UPHOLSTERY IN ALL ROOMS & CORRIDORS

ELEGANT BAROQUE CURTAINS ADORNING ALL WINDOWS



Westways Winngton Road N2

Gross internal area (approx.)
1270 Sq m (13673 Sq ft) Including Plant Room and under 1.5m
1213 Sq m (13059 Sq ft) Excluding Plant Room and under 1.5m

Site Area (approx.)
Acre 0.39 Hectares 0.16

For identification only, Not to Scale
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0 1 2 3 Meter
0 2 4 6 8 10 Foot
Williamson Photography
Approximate Scale

Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements areas are approximate only
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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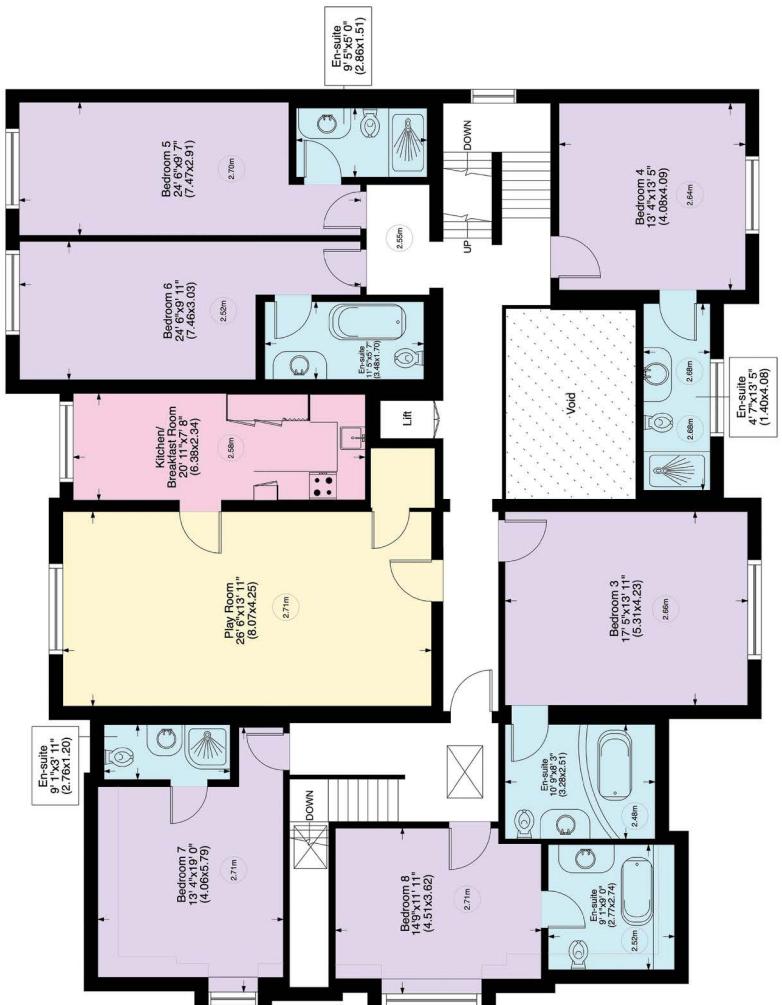
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1270 Sq m (13673 Sq ft) Including Plant Room and under 1.5m

1213 Sq m (13059 Sq ft) Excluding Plant Room and under 1.5m



First Floor - Approx 261 Sq m - 2806 Sq ft
Void - Approx 12 Sq m - 128 Sq ft



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©



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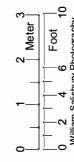
Site Area (approx.)

Site, **Acres (approx.)** **Acre 0.39 Hectares 0.16**

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Second Floor - Approx 173 Sq m - 1864 Sq ft



Allisbuoy Photography
Approx Scale

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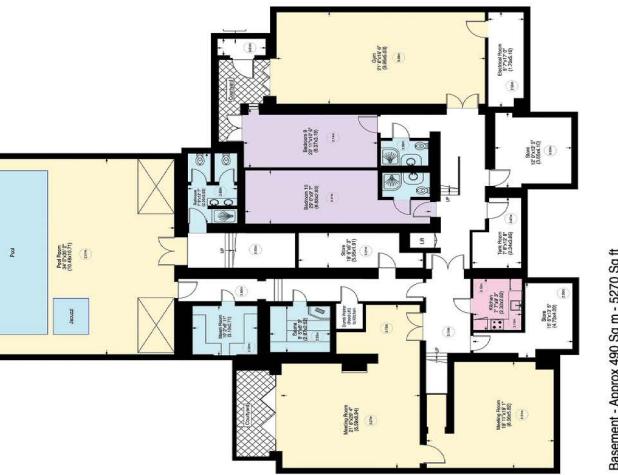
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Second Floor - Approx 173 Sq m - 1864 Sq ft



First Floor - Approx 261 Sq m - 2806 Sq ft
Void - Approx 12 Sq m - 128 Sq ft



Basement - Approx 490 Sq m - 5270 Sq ft



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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 Glenree 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.

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