



glentree

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WINNINGTON ROAD, N2



SOLE AGENT. FREEHOLD.

£12,995,000

RECEPTION HALL: DRAWING ROOM: SITTING ROOM: DINING ROOM:
KITCHEN/BREAKFAST ROOM: STUDY: PRINCIPAL BEDROOM WITH HIS AND
HERS SUITES AND DRESSING ROOMS: 7 FURTHER BEDROOMS WITH EN
SUITES: GUEST WC: CLOAK ROOM: GARAGE: REAR GARDEN: OFF-STREET
PARKING

A new mansion of approximately 10,000 sq ft (929 sq m) designed and
finished to an exemplary standard incorporating every conceivable
facility and luxury.



An impressive newly built mansion of approximately 10,000 sq ft (929 sq m) situated in the heart of one of the area's most sought after locations. Set behind a sweeping carriage driveway, this beautiful home incorporates some of the finest bespoke fittings, together with state of the art technology, including air conditioning and under floor heating. The property also incorporates an incredible leisure complex including a large swimming pool, a gymnasium and a steam room. Other facilities include a fully equipped cinema/media room, a full air conditioning system together with under floor heating throughout.

Drawing room, family room, dining room, study/home office, Schiffrini kitchen with Gaggenau Appliances, elegant triple height entrance hall, master bedroom suite with his and hers dressing rooms, 6 further bedroom suites, staff accommodation/bedroom 8 with en suite shower room, leisure complex which includes a steam room, gymnasium, reception hall and a swimming pool, fully equipped cinema and media room, service/staff kitchen, utility room, double garage, off-street parking, landscaped front and rear gardens with a full irrigation system.





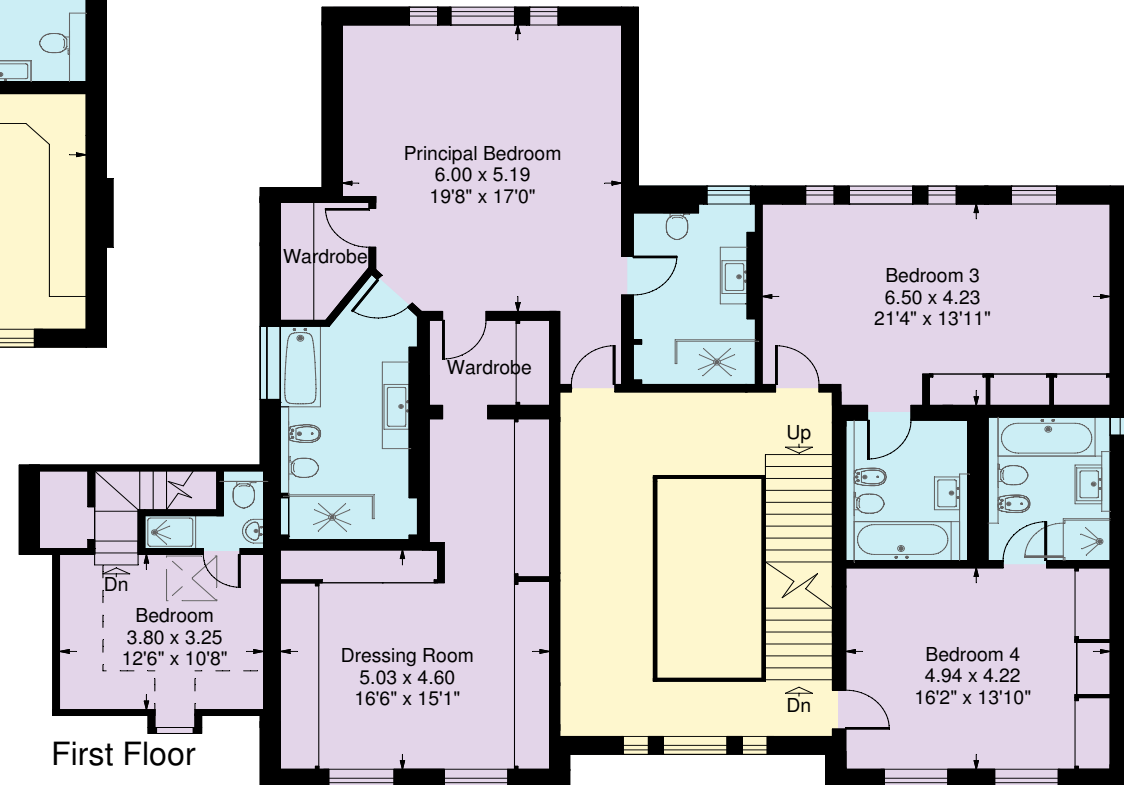
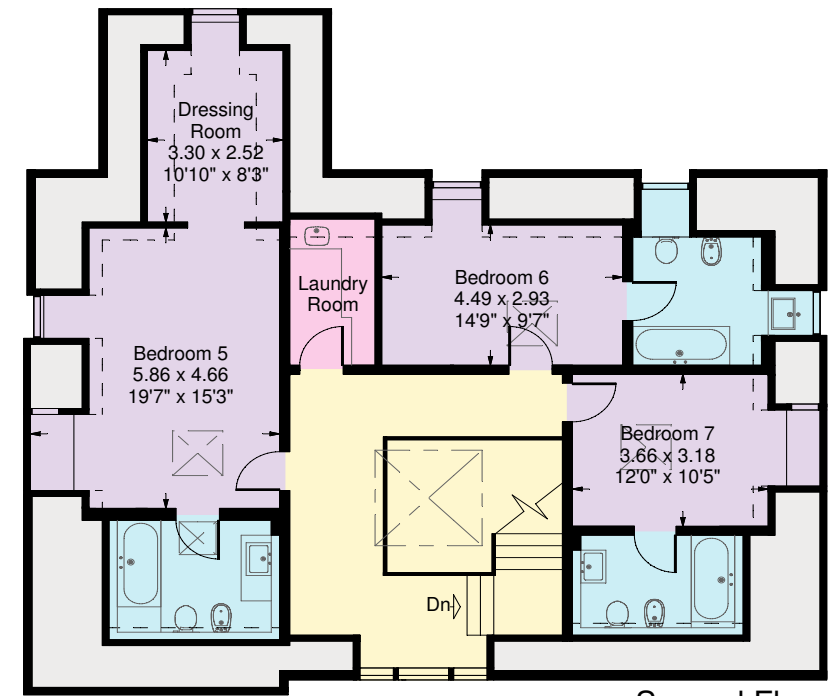
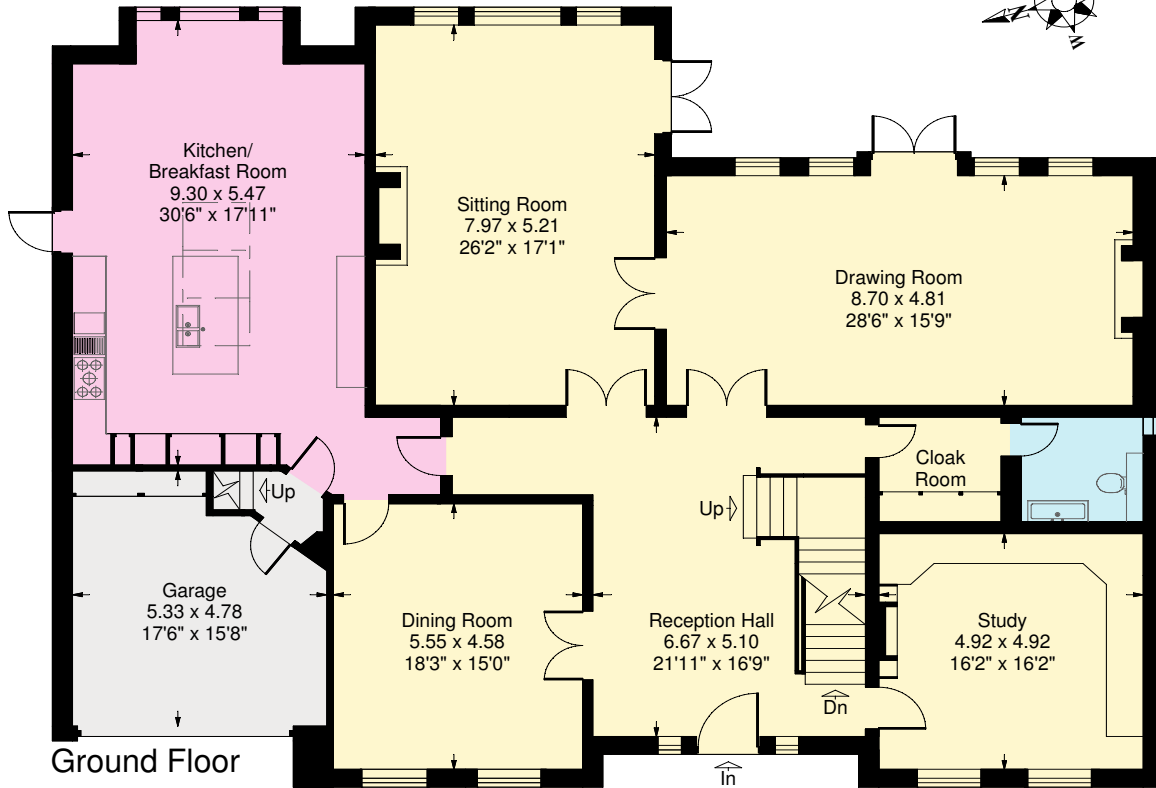
Winnington Road, Hampstead, London N2

Approximate Gross Internal Floor Area:

1006.4 sq.m / 10833 sq.ft.

(Including lower basement. Not including reduced height area,
below 1.5m - 57.0 sq.m / 614 sq.ft.)

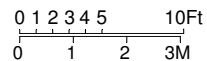
Total - 1063.4 sq.m / 11446 sq.ft.



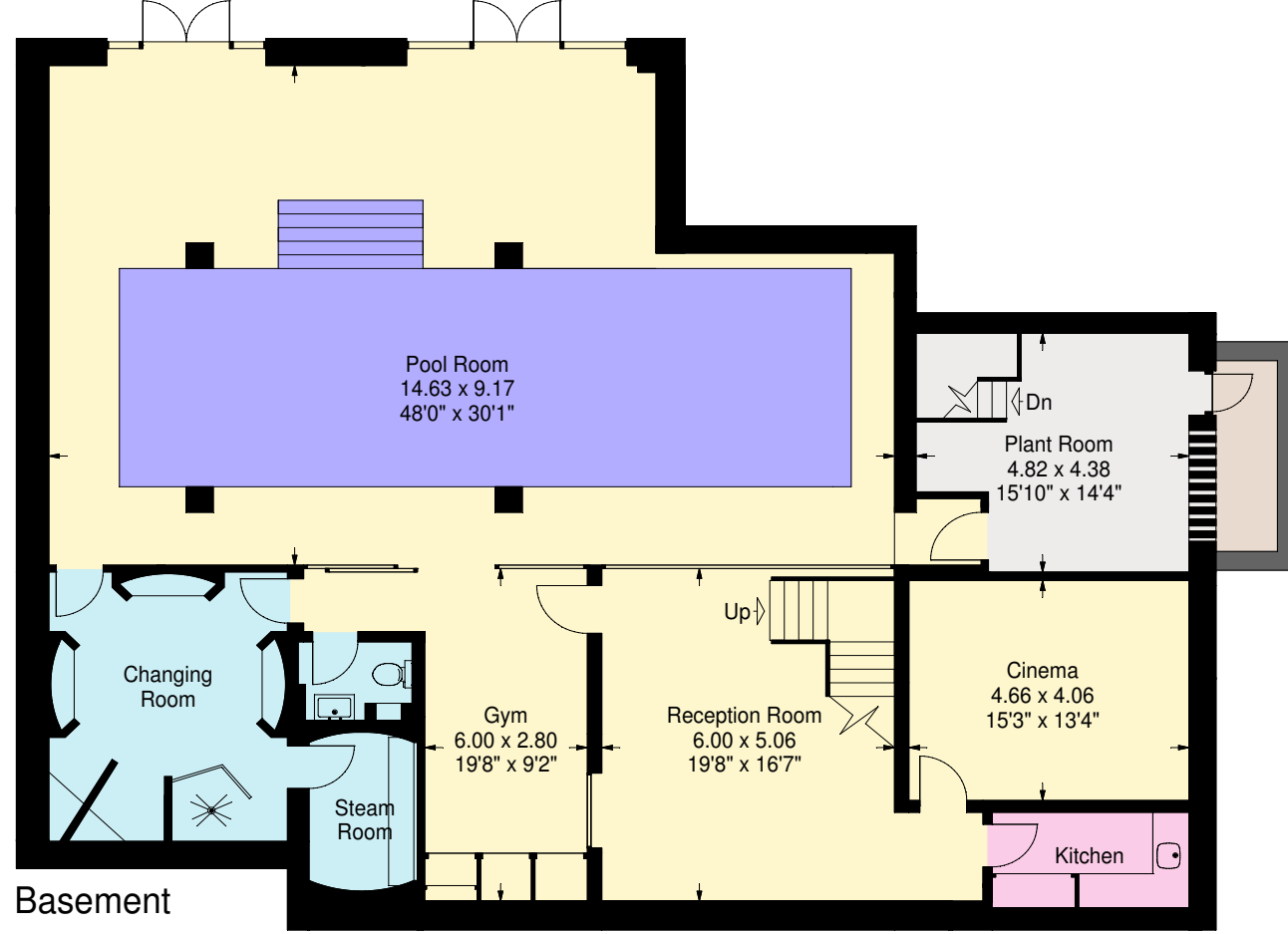
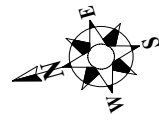
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This plan is for guidance only and must not be relied upon as a statement of fact.

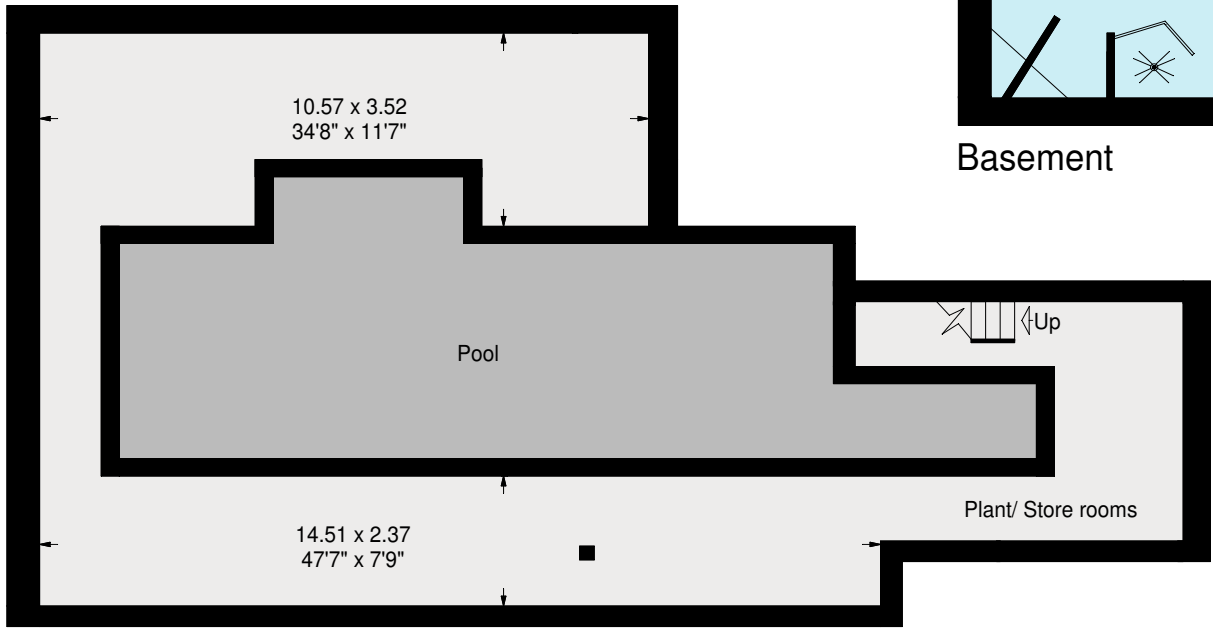
APPROX. SCALE



Winnington Road, Hampstead, London N2



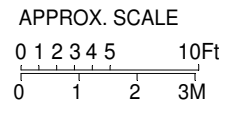
Basement



Lower Basement

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All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.



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.