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020 8458 7311

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WINNINGTON ROAD N2



FREEHOLD. SOLE AGENT.

GUIDE PRICE £5,650,000.

ENTRANCE HALLWAY: RECEPTION/DINING ROOM: KITCHEN/

BREAKFAST/FAMILY ROOM: UTILITY ROOM: 2 GUEST WC: GYM:

STUDY: PRINCIPAL BEDROOM WITH DRESSING ROOM, EN SUITE

BATHROOM & TERRACE: 5 FURTHER BEDROOMS (3 WITH EN SUITE

BATHROOMS): FAMILY BATHROOM: ATTIC STORE: REAR

LANDSCAPED GARDEN: OFF-STREET PARKING

COUNCIL TAX BAND H



Set behind a deep carriage driveway with ample off-street parking, is this beautifully presented detached home spanning 4,474 Sq Ft (416 Sq M).

This fine home has been architecturally designed and offers flexible and versatile accommodation over 3 floors.

The ground floor features a spacious entrance hallway with a bespoke dramatic wooden panelled staircase, a very large kitchen/breakfast/family room and a reception/dining room both with sliding doors leading on to the garden. Additionally, there is a study, a gym, a utility room and 2 guest WCs.

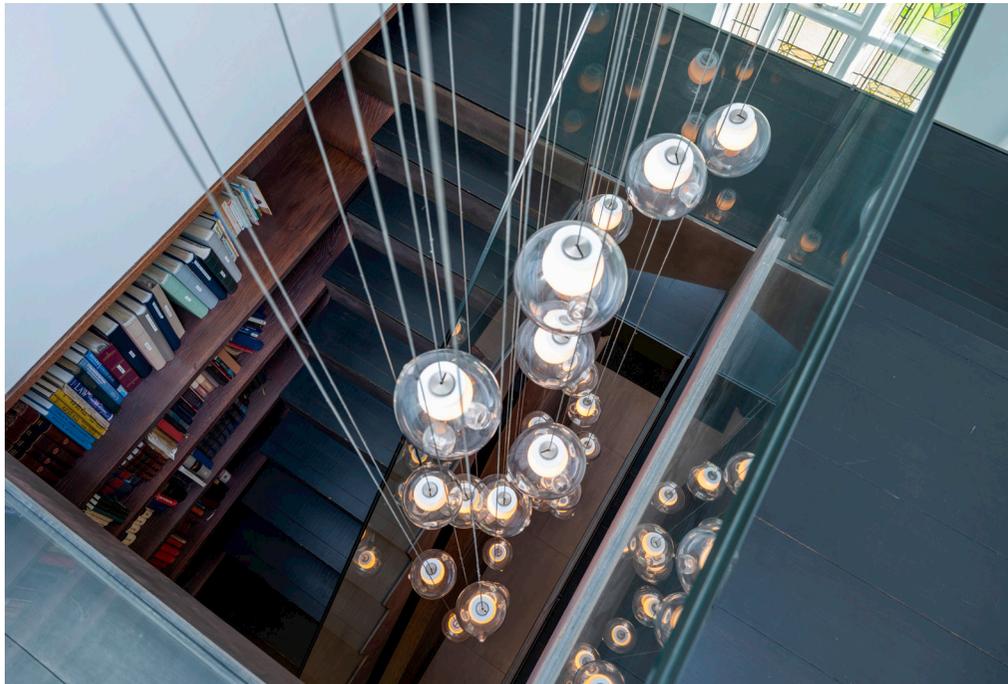
On the upper floors, there are 6 bedrooms (4 ensuite and a family bathroom) including a magnificent principal suite with a walk-in wardrobe and access to a terrace.



To the rear, there is a delightful 114" rear west facing garden which offers excellent privacy.

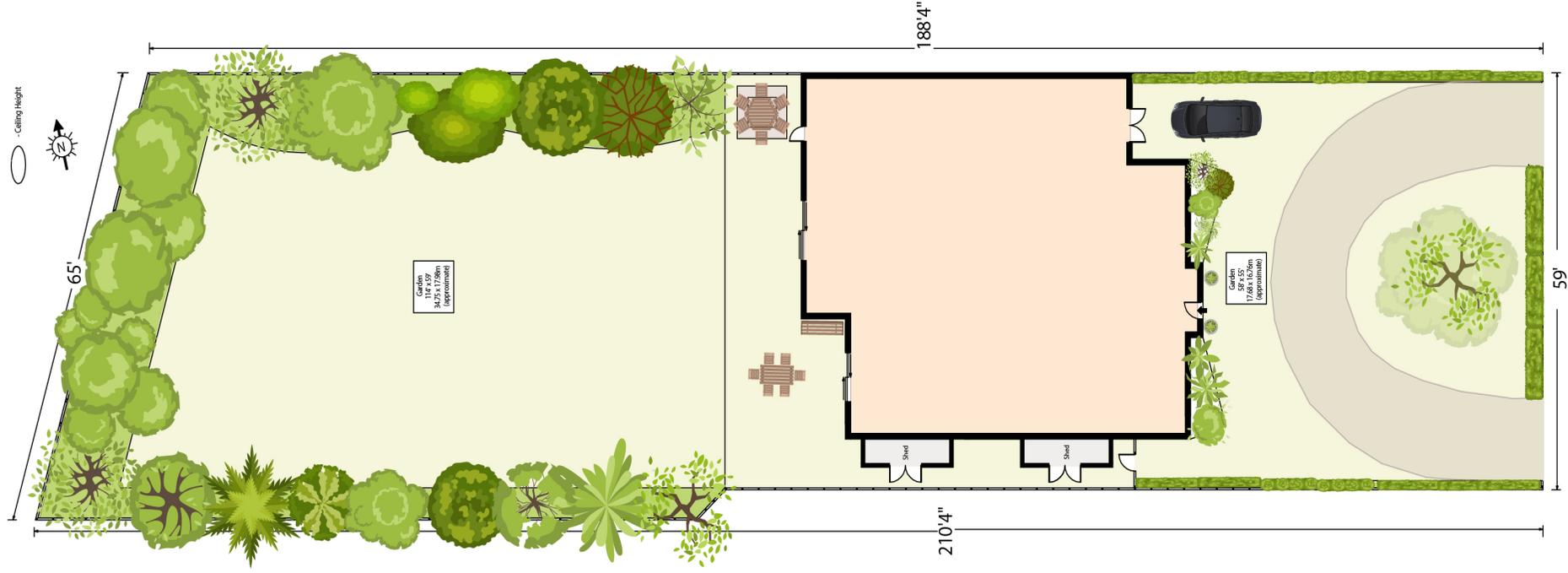
Winnington Road is one of Hampstead's most popular residential avenues and is located off Hampstead Lane (B519) at its southern junction and Lyttelton Road (A1) at its northern end. It is located close to Norrice Lea Synagogue, East Finchley Underground station and London's major road network, affording access to London's Heathrow Airport, together with London Stansted, Luton & Gatwick.











Ground Floor
Site Area 1076 Sq.M - 0.266 Acre

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.