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WINNINGTON ROAD N2



# FREEHOLD. JOINT AGENT. GUIDE PRICE £6,500,000.

A DETACHED HOUSE FOR SALE IN WINNINGTON ROAD N2

Set in an elevated position, in a prime part of the road, is this detached family home on a wider than average plot of circa 0.8 acre, behind a deep carriage driveway.

Offering approximately 6,196 sq ft, the house is now in need of full modernisation. There has been a historic planning consent granted (now lapsed) for a front façade retention demolition, to construct a 13,000 sq ft mansion. Subject to the necessary consents this could be reinstated. The property is offered in shell condition. EPC Rating D.





# Winnington Road, N2

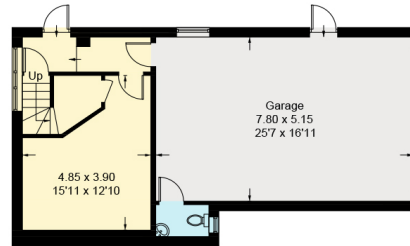
Approximate Area = 575.6 sq m / 6196 sq ft

Garage = 118.6 sq m / 1277 sq ft

Total = 694.2 sq m / 7473 sq ft

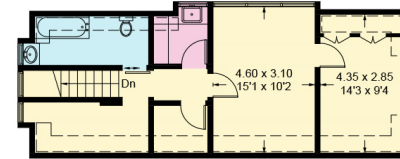
(Excluding Void)

Including Limited Use Area (65.1 sq m / 701 sq ft) / Eaves



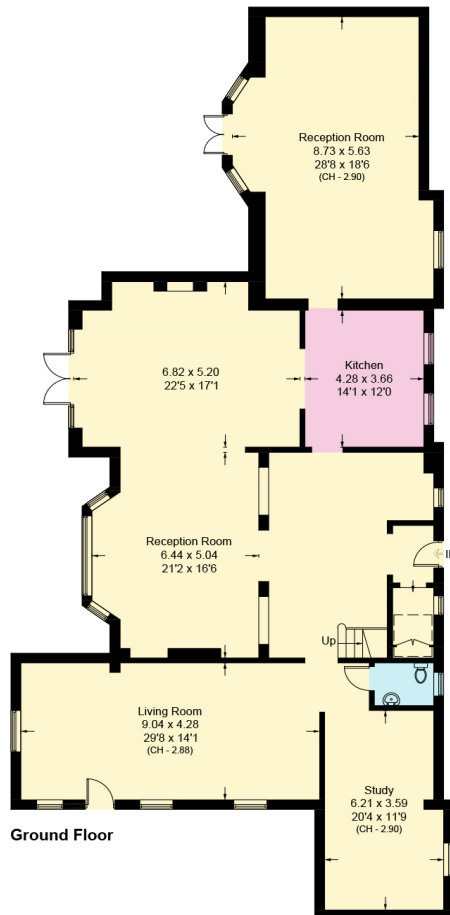
Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Garage - First Floor

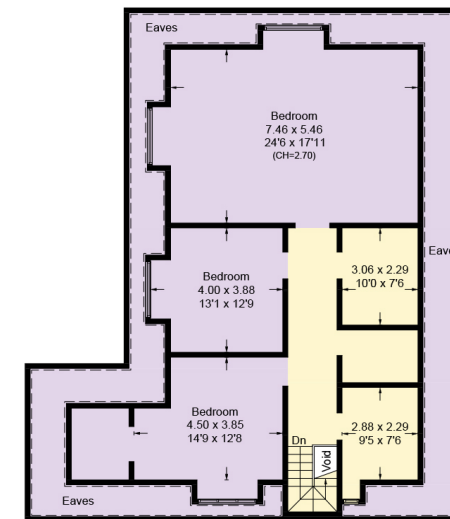
□ = Reduced head height below 1.5m



Ground Floor



First Floor

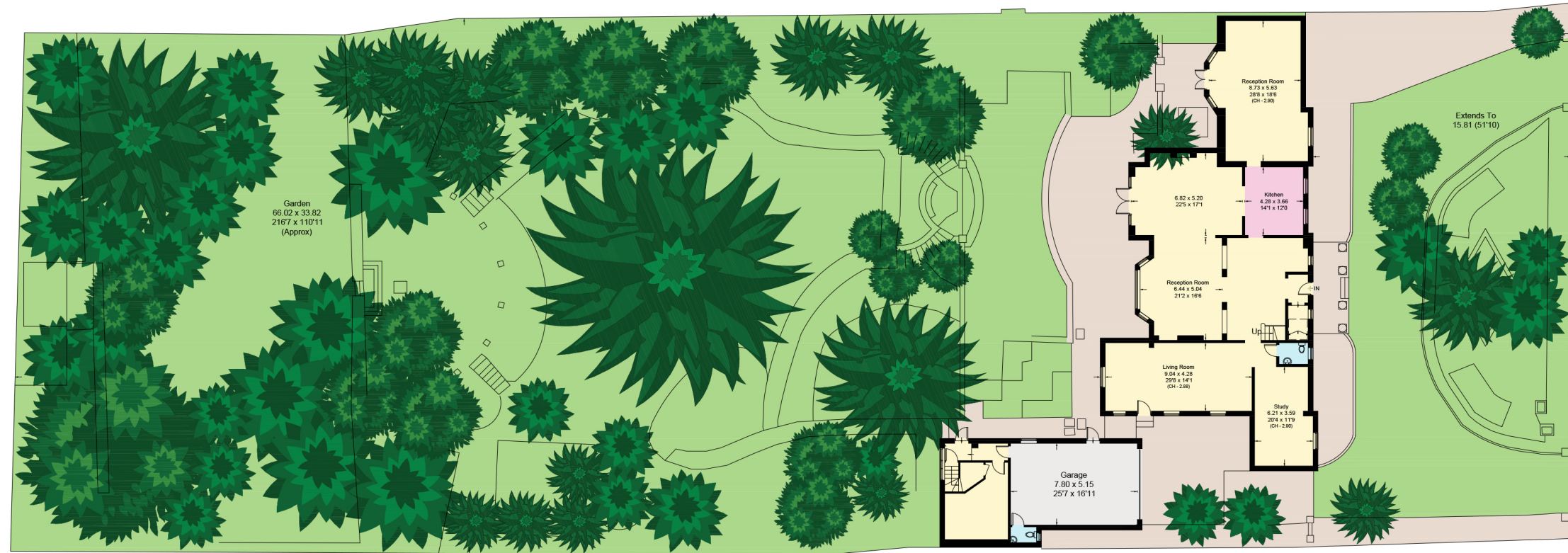


Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1271856)

# Winnington Road, N2

0.80 Acreage



## 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.