



glentree
INTERNATIONAL

020 8458 7311

www.glentree.com

WINNINGTON ROAD N2

FOR SALE
A FINE FREEHOLD RESIDENCE
OVERLOOKING GOLF COURSE
ALL ENQUIRIES
SOLE AGENT

glentree
INTERNATIONAL
020 8458 7311
www.glentree.com



FREEHOLD. SOLE AGENT.

£5,999,995.

ENTRANCE HALL: DRAWING ROOM: DINING ROOM: KITCHEN/

BREAKFAST ROOM: UTILITY ROOM: 2 STUDIES: PRINCIPAL BEDROOM

WITH DRESSING ROOM AND EN SUITE BATHROOM: 7 FURTHER

BEDROOMS (1 WITH DRESSING ROOM AND ALL WITH EN SUITES)

PLAYROOM: STAFF BEDROOM WITH EN SUITE: GUEST WC: REAR

GARDEN: OFF-STREET PARKING: COUNCIL TAX BAND H



Located in a prime part of this esteemed turning and backing directly on to Hampstead golf course, is this detached 8/9-bedroom, 8-bathroom, family home spanning 6434 Sq ft (598 Sq m) over 3 floors. Set behind a deep carriage driveway with ample off-street parking, this fine home is now ripe for redevelopment or refurbishment.

The ground floor features a magnificent circular entrance hallway with a double volume ceiling, an impressive and spacious drawing room and dining room with grand bay windows with sets of French doors leading to the garden, a kitchen/breakfast room, 2 studies, a utility room, staff accommodation and a guest WC.



The first-floor benefits from an indulgent principal bedroom suite, currently arranged with dual dressing and ensuite bathroom's, with views over the garden and golf course beyond. There is a further 3/4 bedrooms all ensuite on this level, as well as a galleried landing, overlooking the hallway.

The top floor has a further 3 bedrooms all ensuite and a playroom.

The garden and large patio to the rear is west facing and spans 108" x 76".



(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Winnington Road N2

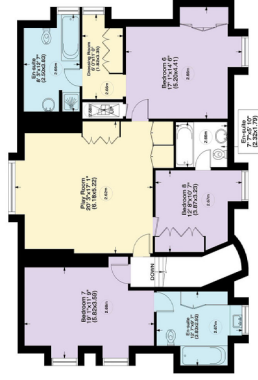
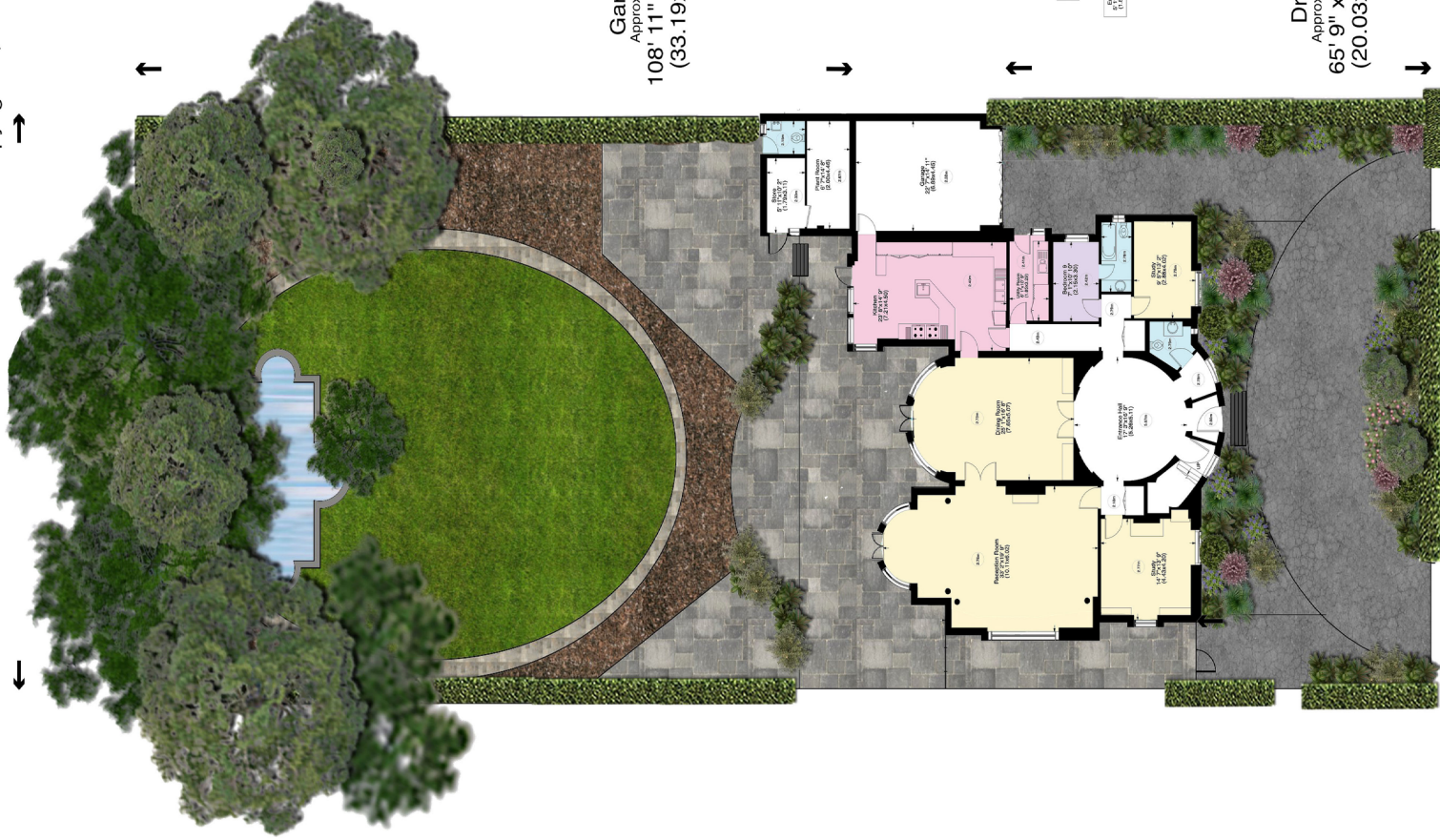
Gross internal area (approx.)
598 Sq m (6434 Sq ft)
Void 19 Sq m (209 Sq ft)

Site Area (approx.)

Acre 0.35 Hectares 0.14

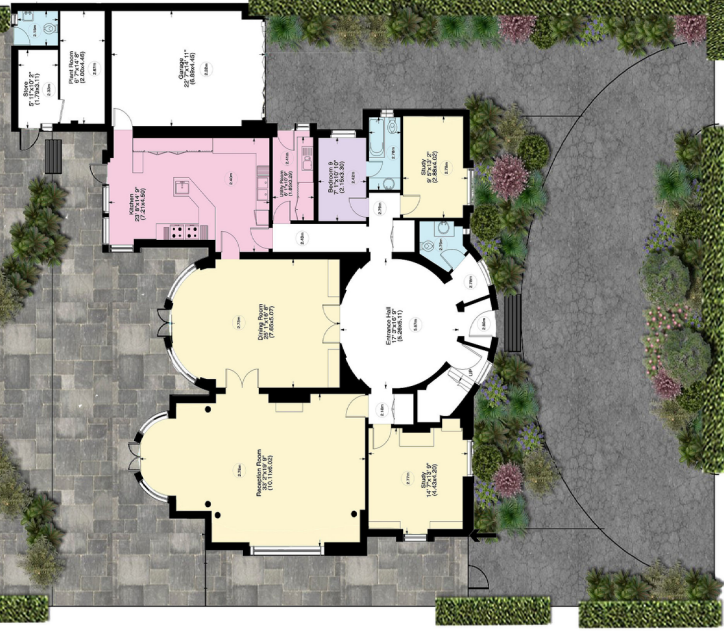
For identification only, Not to Scale

Produced for and copyrighted, to Glentree ©



Second Floor - Approx 124 Sq m - 1339 Sq ft

Garden
Approximately
108' 11" x 76' 10"
(33.19x23.42)



Ground Floor - Approx 278 Sq m - 2992 Sq ft



First Floor - Approx 195 Sq m - 2103 Sq ft

Drive
Approximately
65' 9" x 76' 10"
(20.03x23.42)

www.WilliamSalisbury.Photography

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.