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WINNINGTON ROAD N2



FREEHOLD. JOINT SOLE AGENT.

£4,850,000.

ENTRANCE HALL: DOUBLE RECEPTION ROOM: FAMILY ROOM:
 KITCHEN/BREAKFAST ROOM: GUEST WC: UTILITY ROOM: PRINCIPAL
 BEDROOM WITH DRESSING ROOM AND EN SUITE: 5 FURTHER
 BEDROOMS (1 WITH ENSUITE AND JACK AND JILL BATHROOM: 2
 FAMILY BATHROOMS: GAMES ROOM: STAFF BEDROOM WITH EN
 SUITE: INDOOR POOL WITH JACUZZI, STEAM ROOM AND
 BATHROOM: GARAGE: REAR LANDSCAPED GARDEN:
 OFF-STREET PARKING: COUNCIL TAX BAND H



Set behind a sweeping carriage driveway on Winnington Road, one of North London's most prestigious residential addresses, this impressive 6/7-bed-room, 7-bathroom detached family home offers exceptional family living in a highly sought-after location.

Extending to approximately 6,200 sq ft (582 sq m), the property provides generous lateral accommodation arranged over three floors. A particular highlight is the 10-metre indoor swimming pool and jacuzzi with adjoining steam room, complemented by an abundance of versatile ground floor living space.

The accommodation, which could benefit from a program of refurbishment and updating, currently comprises a welcoming entrance hallway leading through double doors to a magnificent 29' x 28' double reception room with garden access, a spacious kitchen/breakfast room, a family room, a separate study, a guest cloakroom, a staff bedroom with en-suite bathroom, a utility room, a double-width integral garage and a stunning, mature westerly facing rear garden which extends to 80'.



The first floor features six well-proportioned bedrooms and four bathrooms. The luxurious principal suite benefits from two separate dressing rooms and a generous en-suite bathroom. Bedrooms two and three are served by a Jack-and-Jill en-suite, while bedroom six also enjoys its own en-suite, in addition to a well-appointed family bathroom.

Occupying the top floor is an outstanding 26' x 17' games/playroom, complete with a shower room and extensive eaves storage, offering flexible space to create a gym, recreation or additional family accommodation. '.

The property is within easy reach of some of North London's finest schools, including Highgate School, Channing School and The Henrietta Barnett School. The area also enjoys exceptional access to the open green spaces of Hampstead Heath, the historic grounds of Kenwood House and the renowned Highgate Golf Club, making this an outstanding family home in an exceptional setting.





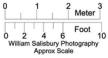
Winnington Road N2
Gross internal area (approx.)
7123 Sq ft (662 Sq m) Including Under 1.5
6260 Sq ft (582 Sq m) Excluding Under 1.5

Site Area (approx.)
Acre 0.33 Hectares 0.13

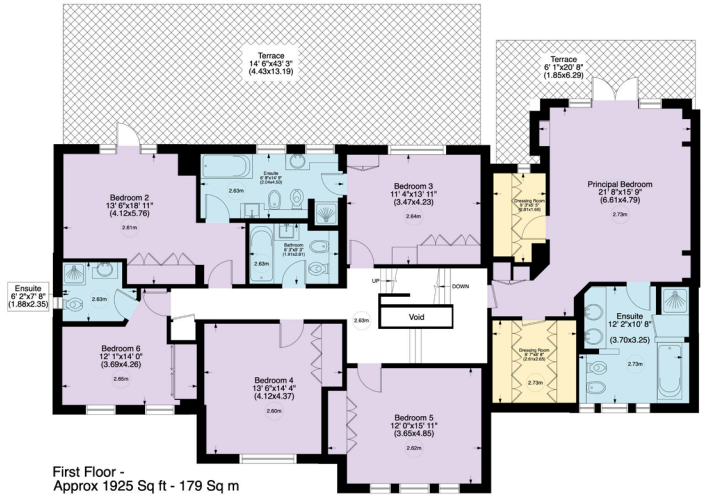
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Ground Floor - Approx 3773 Sq ft - 350 Sq m



Second Floor -
Approx 1425 Sq ft - 132 Sq m



First Floor -
Approx 1925 Sq ft - 179 Sq m

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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