



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### Broad Walk, Winchmore Hill, London



### Asking Price £4,000,000

Rarely available, an impressive detached double fronted family home with vast garden set in a prime residential road in Winchmore Hill. Located close to the green open spaces of Grovelands Park with convenient access to Southgate underground station on the Piccadilly line, and high street.

The house is approached through double gated driveway with ample parking for up to 3-4 cars, and garaging.

Accommodation: Set on 3 storeys with high-tech security system and comprising:

2/3 receptions

Conservatory

Study

Kitchen/dining room

6/7 bedrooms

6 bathrooms, 2 guest WCs

4 outbuildings:

Additional outside kitchen

94 Queensway, London W2 3RR  
T: +44 207 229 4495 E: [info@hydeparkagencies.com](mailto:info@hydeparkagencies.com)

[www.hydeparkagencies.com](http://www.hydeparkagencies.com)

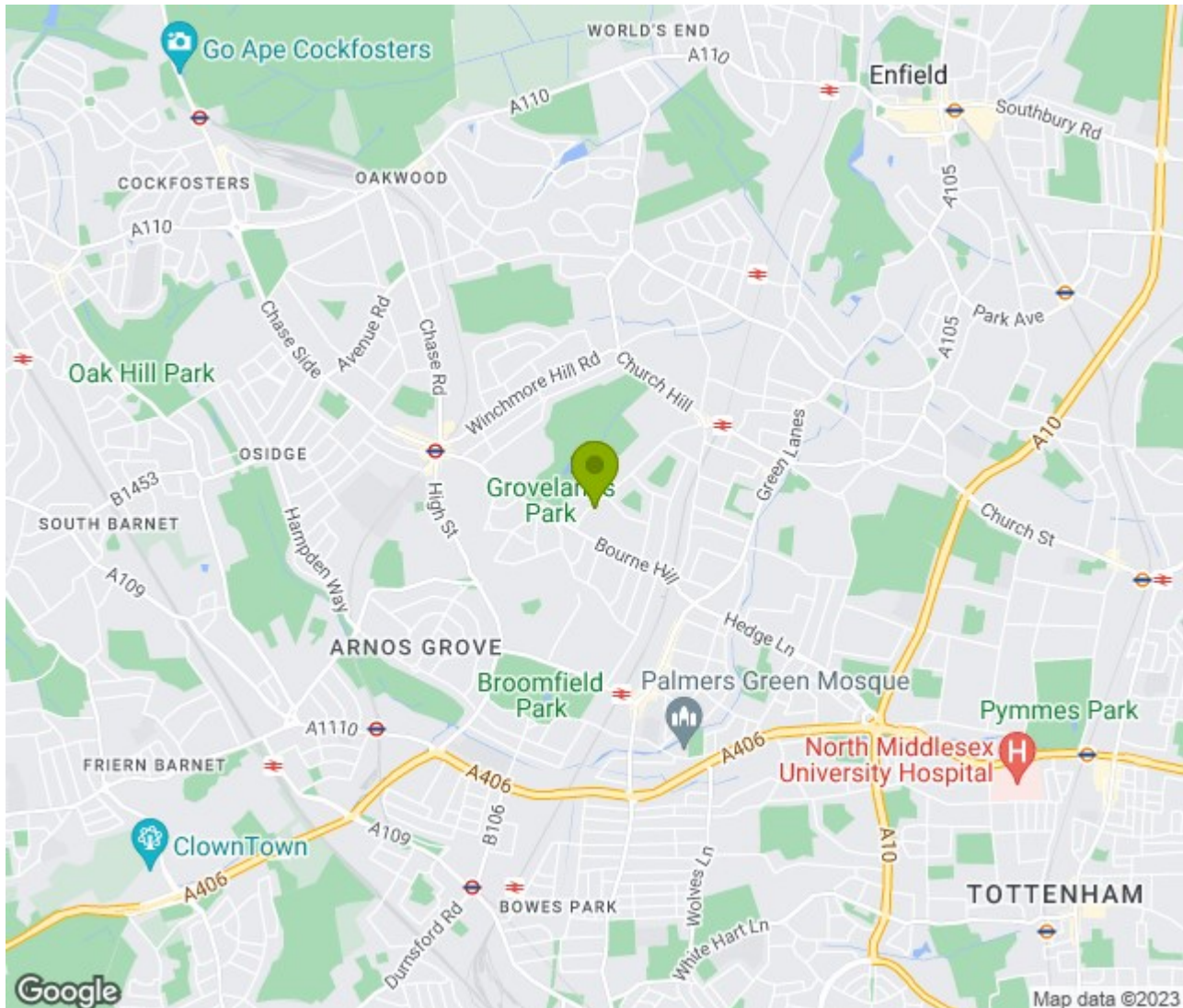








**Location:** Winchmore Hill, London





For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2022

Broad Walk, N21

Approx. Gross Internal Area  
555.82 Sq M - 5983 Sq Ft  
(Including Garage & Excluding Void)  
Approx. Garden Room Area  
47.84 Sq M - 515 Sq Ft

Approx. Outside Kitchen Area  
16.53 Sq M - 178 Sq Ft

Approx. Storage Area  
7.24 Sq M - 78 Sq Ft

Approx. WC Area  
3.43 Sq M - 37 Sq Ft



TOTALVISTA

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	