



WINNINGTON ROAD

LONDON N2

WAYN
& SILVE

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An imposing and handsome mansion just a short walk from the famous Hampstead Heath and Kenwood estate. This fine residence offers flexible and generous accommodation throughout, is well planned and beautifully designed extending to over 10,000 sq ft and features a vast spa complex which includes a 14 meter swimming pool and large fully equipped gym.

Set behind a sweeping carriage driveway with off street parking for multiple cars is this substantial home comprising of a large and inviting reception hallway, double drawing room, dining room and kitchen family room all with multiple double French doors onto this sizable patio area overlooking the beautifully manicured private rear garden. a bespoke study/library, oversized utility room, guest WC, cloakroom, separate tradesman entrance and WC. An Internal garage has been converted for further internal space however this could be restored if preferred.

On the upper floors there are 5/6 bedroom suites which includes an indulgent principal bedroom with his and hers dressing rooms , luxurious natural stone bathroom, shower room and a private study. Additionally there is a spacious media/play room and an abundance of storage throughout.

The spa area benefits from a large gymnasium with an abundance of natural light as well as changing facilities, a steam room and direct access from the pool area to the private 100" mature landscaped rear garden.

The residence is just 0.7 Miles away from the Northern Line Tube Station and is a 15 minute drive from Primrose Hill and Regents Park and 30 mins into Central London and Hyde Park.

Please note: some of the images have had furniture superimposed by CGI.



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ACCOMMODATION



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EXISTING FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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GROSS INTERNAL AREA 10180 SQ. FT

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



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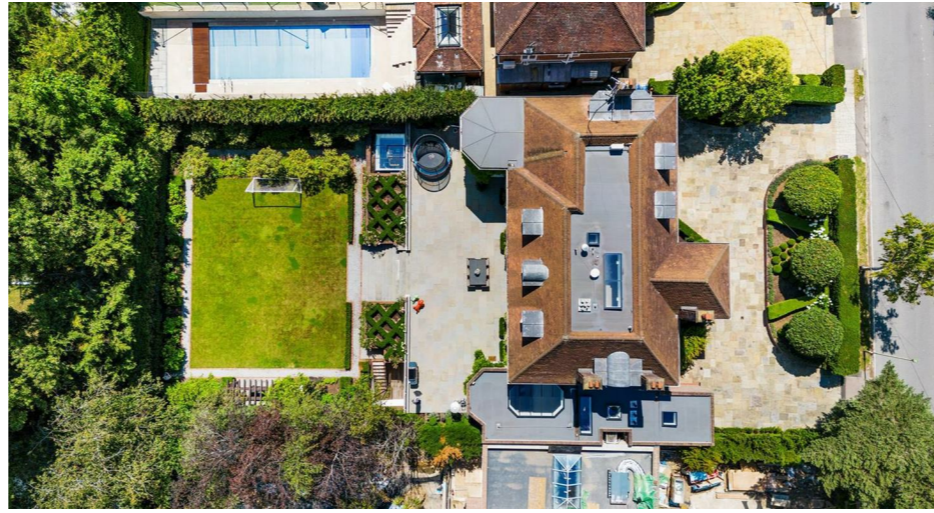
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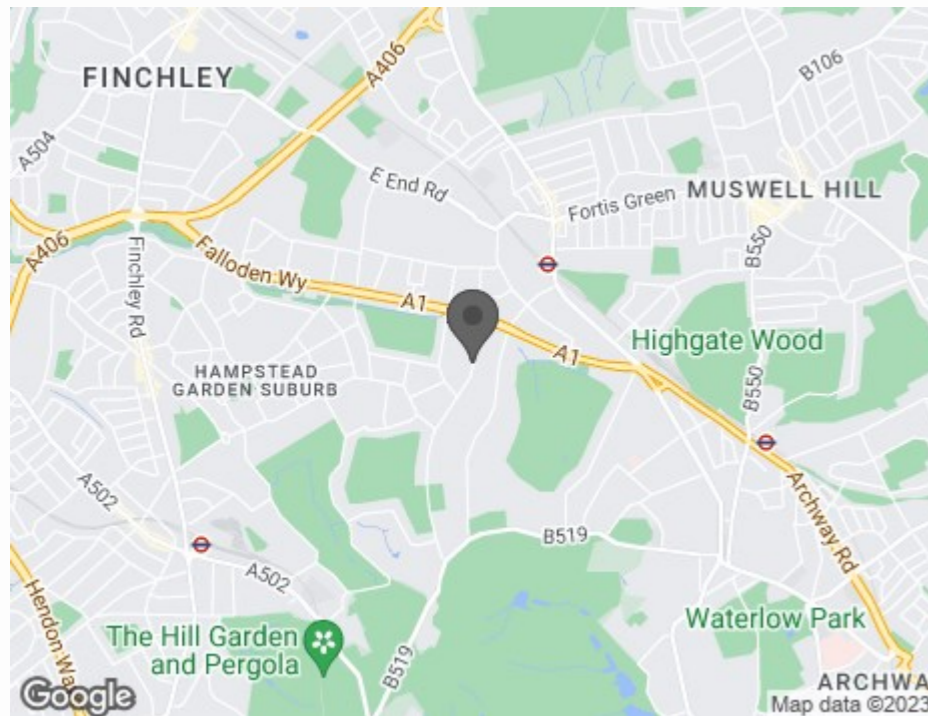


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FREEHOLD

£11,000,000
SUBJECT TO CONTRACT

COUNCIL TAX: (BAND)

EPC RATING: D

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