

**Winnington Road, London, N2**

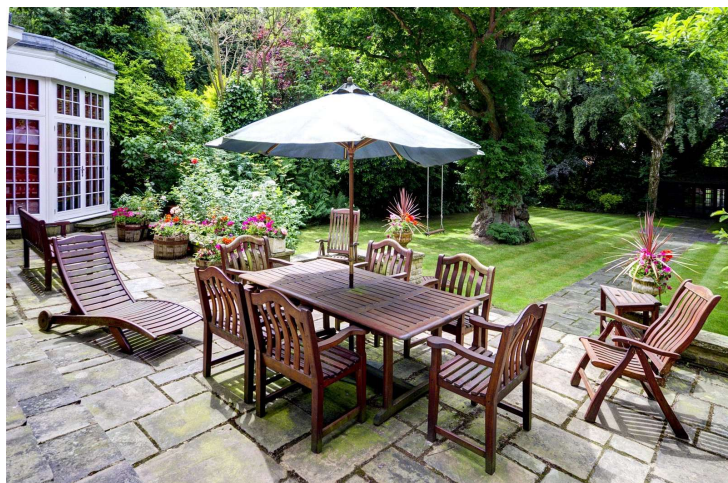
**Asking Price: £6,250,000**

***Freehold***



**A GRAND DOUBLE FRONTED DETACHED PROPERTY ARRANGED OVER THREE FLOORS ON A PRESTIGIOUS ROAD IN HAMPSTEAD GARDEN SUBURB**





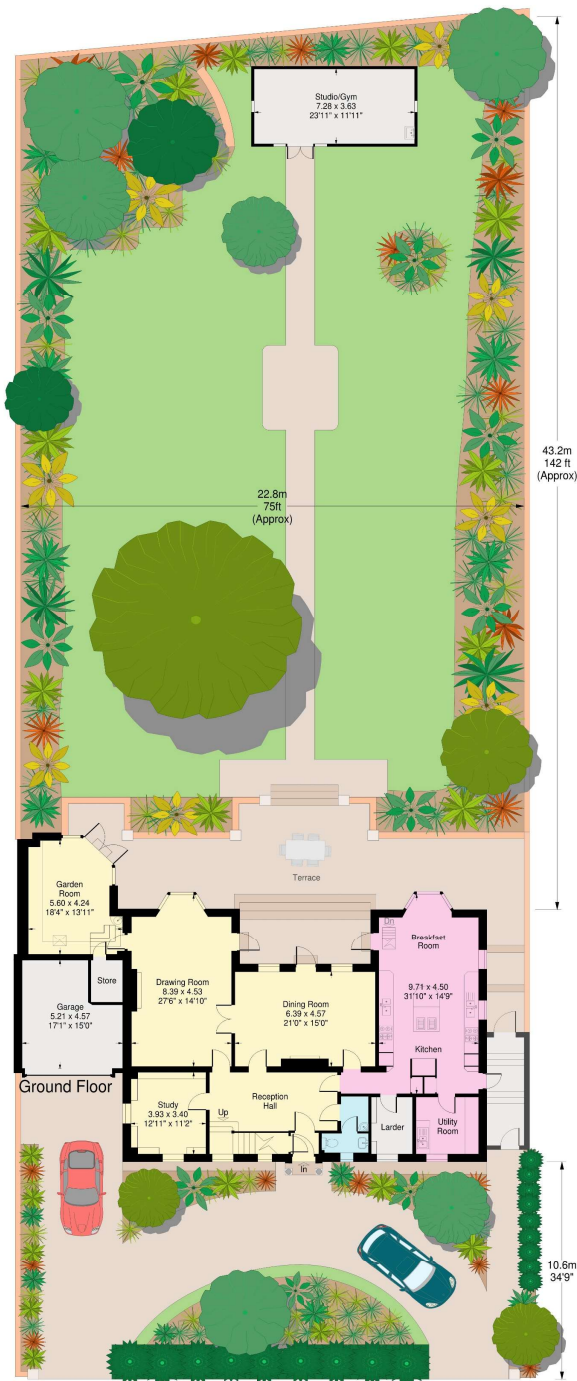
## Description

This stunning family home on the sought-after Winnington Road is beautifully presented throughout and offers over 5330 SQ FT of high-quality living accommodation. The ground floor comprises of a reception hall, drawing room, dining room, study, utility room, kitchen, breakfast room, larder and WC. The first floor offers four bedrooms (with an en-suite bathroom and dressing room to the master suite) and a family bathroom. The second floor offers two further bedrooms (one with an en-suite bathroom and dressing room), a bathroom and a spacious games room/further bedroom.

Further benefits include a carriage driveway with off-street parking for six cars and a stunning South-West facing rear garden which houses an outdoor terrace, summer house, storage area and a studio/gym.

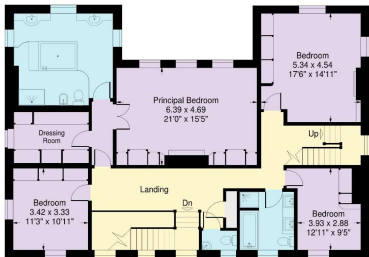
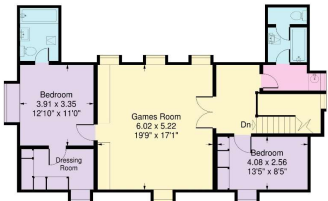
This is a rare opportunity to purchase a substantial property occupying a prominent position on a prime road in Hampstead Garden Suburb. The property is ideally located close to Kenwood, Hampstead Heath, Hampstead and Highgate Village.





Winnington Road, London N2

Approximate Gross Internal Area:  
House - 469.6 sq.m / 5053 sq.ft  
Studio/Gym - 26.4 sq.m / 284 sq.ft



APPROX. SCALE  
0 1 2 3 4 5 10ft  
0 1 2 3 4 5 10m

www.ProplanUK.co.uk

All measurements and figures are taken  
in accordance with RICS guidelines.  
This plan is for guidance only and must  
not be relied upon as a statement of fact.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	