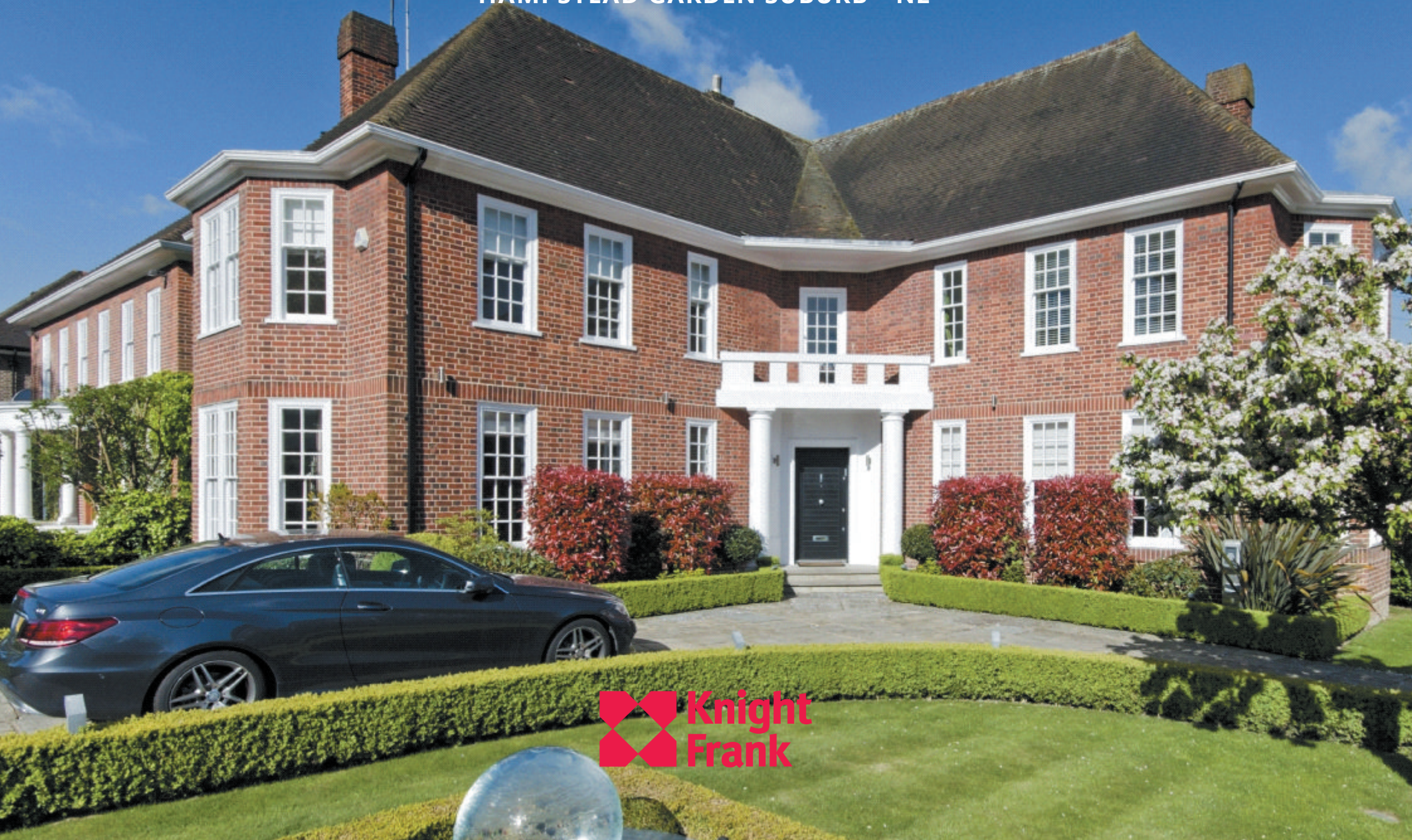


WINNINGTON ROAD

HAMPSTEAD GARDEN SUBURB • N2



 Knight
Frank



WINNINGTON ROAD

HAMPSTEAD GARDEN SUBURB N2

An impressive double fronted detached house offered in immaculate condition throughout. The exceptional 7 bedroom family accommodation is complemented by a west facing rear garden and a carriage drive and additional gardens to the front of the house.

- Kitchen/breakfast room
 - Dining room
 - Family room
 - Utility room
 - Plant room

-
- Master bedroom with en-suite bathroom
 - Six further bedrooms (four with en-suite bathrooms)
 - Seperate WC

-
- Terrace
 - Garden
 - Off-street parking

Approximately 4,300 sq ft (399.5 sq m)

Freehold

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Description

This beautiful family home offers wonderful family living space and the accommodation is arranged over three floors. To the ground floor is the formal living room that extends in excess of 27ft, a double aspect dining room and kitchen breakfast room. To the first floor there is the master suite with dressing room and en suite bathroom and three additional bedrooms, whilst to the second floor there are three further bedrooms. The landscaped gardens are a particular feature and there is a carriage driveway to the front of the house.

Location

Winnington Road enjoys a peaceful setting next to Hampstead golf course, with its thriving private member's club. This semi-rural area has much to offer from the impressive shopping at Hampstead and Highgate Villages with their abundance of stylish boutiques, independent shops and artisan food stores to the idyllic green spaces of Hampstead Heath and Kenwood. The area also boasts an enviable selection of top-performing schools, many of which regularly achieve some of the best exam results in the country.

The house also benefits from excellent transport connections.

Winnington Road provides direct road links to London's West End, The City, the A1 and the North Circular (A406). Nearest Underground stations are Hampstead, Highgate and Golders Green. Heathrow, Luton and City airports are easily accessible for private and commercial flights.



Winnington Road, London N2

Approximate Gross Internal Floor Area:
House - 4300 sq.ft/ 399.5 sq.mts.
(Including reduced height eaves-not fully accessed)



Floor Plans produced by
Proplan
01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

APPROX. SCALE
0 1 2 3 4 5 10 FT.

Winnington Road, London N2
Site Plan

Approximate Area - 0.25 Acres/ 1010 Sq.m



Floor Plans produced by
Proplan
01491 842925

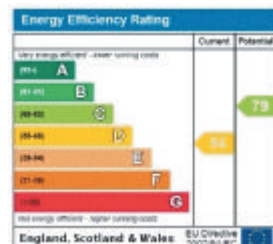
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

APPROX. SCALE
0 1 2 3 4 5 10 FT.



020 7431 8686

79-81 Heath Street
Hampstead NW3 6UG
hampstead@knightfrank.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated May 2015 Photographs dated May 2015. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



 Knight
Frank