

# WINNINGTON ROAD

HAMPSTEAD GARDEN SUBURB • NW11













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• NW11

*Detached family home with pool and  
substantial garden.*

## Ground Floor

- Entrance hall • Dining room • Kitchen • Sitting room
- Reception room • Bedroom 1 with en-suite bathroom
  - Garage • 3 WC's • Utility room
- Swimming pool with changing facilities and shower room • Garden (approx. 0.75 acres)

## First Floor

- Master bedroom with en-suite bathroom, dressing room and access to terrace • Bedroom 3 & 4 both with en-suite bathrooms • Bedroom 5 & 6 with shared en-suite bathroom and dressing area
  - 2 further bedrooms • Study

## Second Floor

- Bedroom 9 with en-suite bathroom and dressing area
  - Sitting area • Bathroom

## Freehold

Approximately 954.69 sq m (10,263 Sq Ft)





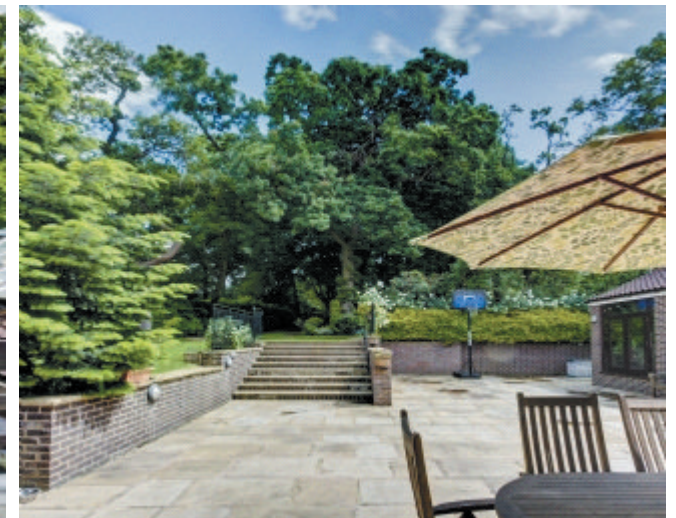


**A substantial double fronted detached family house set in a brilliant plot of 0.5 acres overlooking the Heath Extension. The property extends to 954.69 sq m (10,263 sq ft).**

The house is 10,263 sq ft of accommodation and this is arranged over 3 floors and is on an extremely wide plot in comparison to most houses on the road. The ground floor features a stunning entrance hallway with a spiral staircase and offers 3 large reception rooms, a large kitchen, staff accommodation and a large indoor pool with changing facilities. The upper floors consist of 8 bedrooms all very generous in size and also a billiards room and bar.

#### **Location**

Winnington Road is highly desirable and is parallel to The Bishop's Avenue. Hampstead Golf course backs onto Winnington Road and Highgate Golf course is just over one mile away. Hampstead Heath and Kenwood can be found off Hampstead Lane close to its junction with Winnington Road. Baker Street and London's West End is approximately 4 miles distant.











Winnington Road, N2



Approx Gross Internal Area Including Garage & Swimming Pool 10263 Sq Ft - 954.69 Sq M

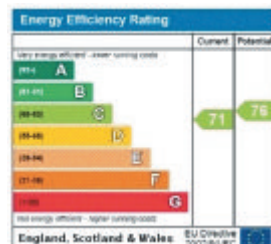
Approx Floor Area Including Restricted Heights 11187 Sq Ft - 1040.65 Sq M

(Including Swimming Pool, Garage & Allot. Storage)  
(Excluding Allot. Storage)  
For Building Purposes Only - Not To Scale - Floor Plan to approximate. Plot No. 222222  
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independent professional advice and be guided by the statements of such advisers. Any areas measurements  
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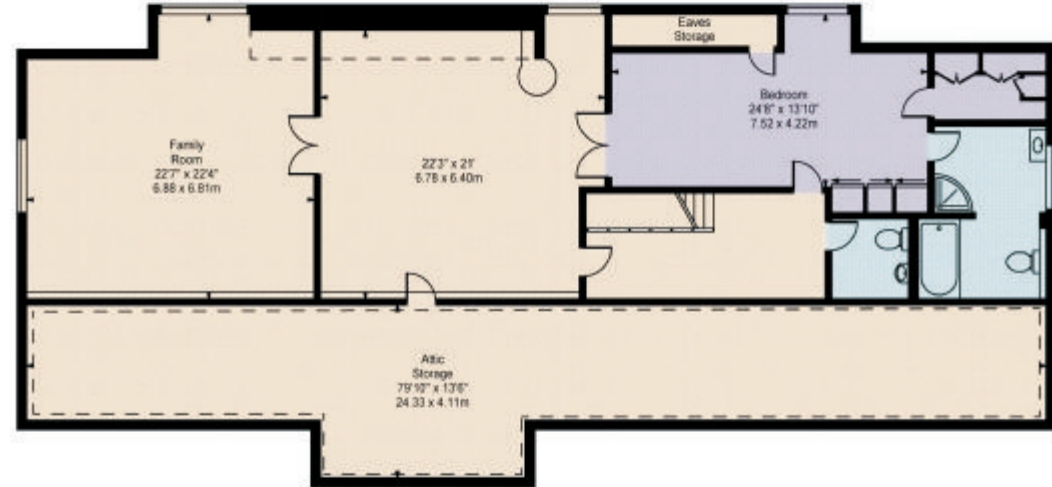


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Winnington Road, N2



First Floor  
 Gross Internal  
 Floor Area 33907 Sq Ft



Second Floor  
 Gross Internal  
 Floor Area 2494 Sq Ft

Approx Gross Internal Area Including Garage & Swimming Pool **10263 Sq Ft - 954.69 Sq M**  
 (Excluding Attic Storage)  
 Approx Floor Area Including Restricted Heights **11187 Sq Ft - 1040.65 Sq M**  
 (Including Swimming Pool, Garage & Attic Storage)

For Illustration Purposes Only - Not To Scale Floor Plan by epixandplans Ref: No.30995  
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