

WINNINGTON ROAD

HAMPSTEAD GARDEN SUBURB • N2

35



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Imposing double-fronted detached residence

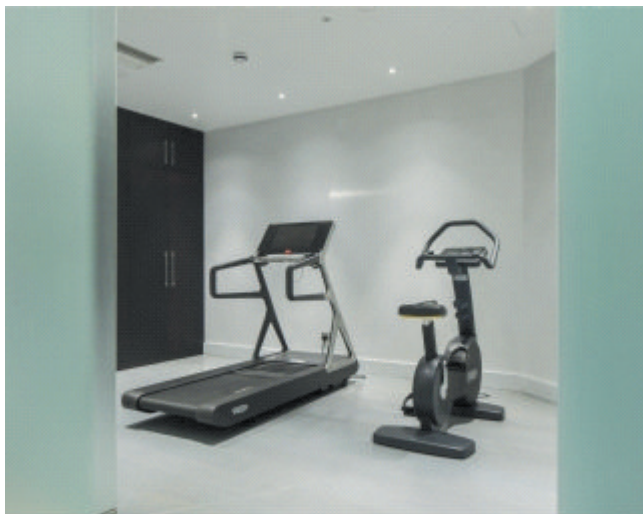
- Triple-volume reception entrance hall
 - Drawing room
 - Kitchen/breakfast room
 - Leisure including pool, jacuzzi and gym
 - Library to top floor
 - Guest w/c
-
- Master bedroom with en-suite bathroom and two dressing rooms
 - Five further bedrooms (all with en-suite bathrooms)
 - Lift to all floors
-
- Carriage driveway behind automatic gates
 - Seperate staff quarters
 - Garden extending to 0.65 acre
 - Ten car garage with private off-street parking
 - 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.









Offered for sale is this impressive double-fronted red brick family home. Approached through automatically operated security gates and via a sweeping drive, Westwood's elegant entrance reveals grand living rooms and leisure facilities including a pool, gym and lift.

In addition there are separate staff quarters, secure underground garaging for at least six cars and an exceptionally large family garden.

Description

The grand entrance hall is set beneath a central triple height atrium which is filled with light. The principal living rooms and large family kitchen all lead off from the hall and a sweeping staircase and glass passenger lift provide access to every level. The kitchen is contemporary in design featuring high gloss units including a centralised, premium integrated appliances and an informal dining area for up to 10 people. Twin French doors open directly onto the sun terrace and into the garden beyond. The well proportioned dining room comfortably seats 14 guests. The master bedroom offers a luxurious escape, with sumptuous carpets, soft furnishings and decorative wall furnishings throughout. The en-suite bathroom is exquisitely finished in Thassos marble and features a free-standing roll top bath, his 'n' her basins and a large walk-in shower. In addition there is a magnificent 0.65 acre garden with abundant planting and mature trees.

Location

Located on Winnington Road, adjacent to the distinguished The Bishops Avenue, Westwood enjoys a peaceful setting next to Hampstead gold 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. Westwood 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.



Gross Internal Area 1,283 Sq metres
Including Plant Rooms: 13,812 Sq ft.

Gross Internal Area 1,272 Sq metres
Excluding Plant Rooms: 13,689 Sq ft.

Lower Ground Floor

- Garage 15.9m x 16.1m (52'2" x 46'1")
- Swimming Pool Room 10m x 12.9m (33'0" x 42'3")
- Swimming Pool 10.7m x 4.4m (35'2" x 14'5")
- Gym 4m x 3.2m (13'0" x 10'7")
- Staff Living Room 3.6m x 3.6m (11'9" x 11'9")
- Staff Bedroom 3.6m x 3.1m (11'9" x 10'0")
- Patio 10.4m x 2.3m (34'0" x 7'5")



Ground Floor

- Kitchen 6.8m x 9.1m (22'3" x 29'8")
- Drawing Room 5.3m x 7.1m (17'4" x 23'4")
- Sitting Room 6.1m x 5.2m (20'0" x 17'2")
- Dining Room 4.8m x 5.2m (15'7" x 17")
- Family Room 4.8m x 6.4m (15'7" x 21'2")



First Floor

- Master Bedroom 5.7m x 5.9m (18'9" x 19'4")
- Private Sitting Room 4.8m x 5.3m (15'7" x 17'3")
- Bedroom 2 4.8m x 5.2m (15'7" x 17'1")
- Bedroom 3 5.8m x 5.3m (19'0" x 17'3")
- Bedroom 4 5.8m x 5.2m (18'9" x 17'1")



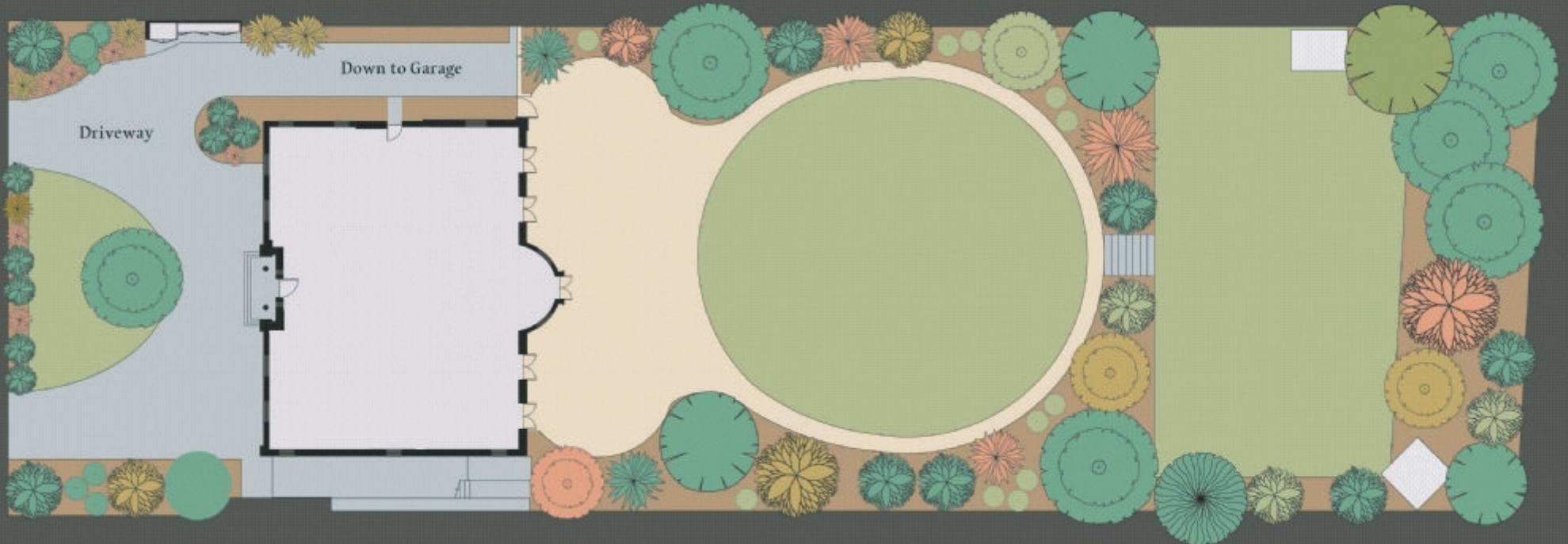
Second Floor

- Bedroom 5 4.2m x 4.6m (13'8" x 15'2")
- Bedroom 6 4.4m x 5.5m (14'5" x 17'9")
- Library 3.3m x 6.2m (10'8" x 20'4")
- Office 6.7m x 3.9m (22'0" x 12'8")



Site Plan

0.65 Acres (2,630.5 sqm)



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Energy Efficiency Rating		Current	Potential
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
<small>Real energy efficient - higher ratings = good</small> <small>EU Directive 2002/91/EC</small>		<small>Current</small> B2	<small>Potential</small> B2

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