



glentree
INTERNATIONAL
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WINNINGTON ROAD N2



FREEHOLD. JOINT AGENT.

ASKING PRICE £6,950,000

5 BEDROOMS: 3 BATHROOMS (2 EN SUITES): 3 RECEPTION ROOMS:

STUDY: KITCHEN WITH DINING AREA: SWIMMING POOL:

SAUNA: LANDSCAPED GARDEN: STAFF QUARTERS: OFF-STREET

PARKING & GARAGE: COUNCIL TAX BAND H

Occupying a wider than average plot in one of the area's most

distinguished address's is Oldacre. .



Set on approximately 0.65 of an acre with a south east facing rear elevation, Oldacre currently offers a 4,800 sqft (445 sqm) detached family home which would need a full programme of refurbishment. Alternatively this prime plot has great potential to build a much more substantial super mansion of up to 20,000 sq ft subject to the necessary local planning consents.

Winnington Road is one of North London's most prestigious residential avenues and is located off Hampstead Lane (B519) at its southern junction and Lyttleton Road (A1) at its northern end.

It is located close to London's major road network, affording access to London's Heathrow Airport, together with London Stansted, Luton & Gatwick. The property is within 600m of Hampstead Heath and Kenwood House, and moments from Norrice Lea Synagogue.





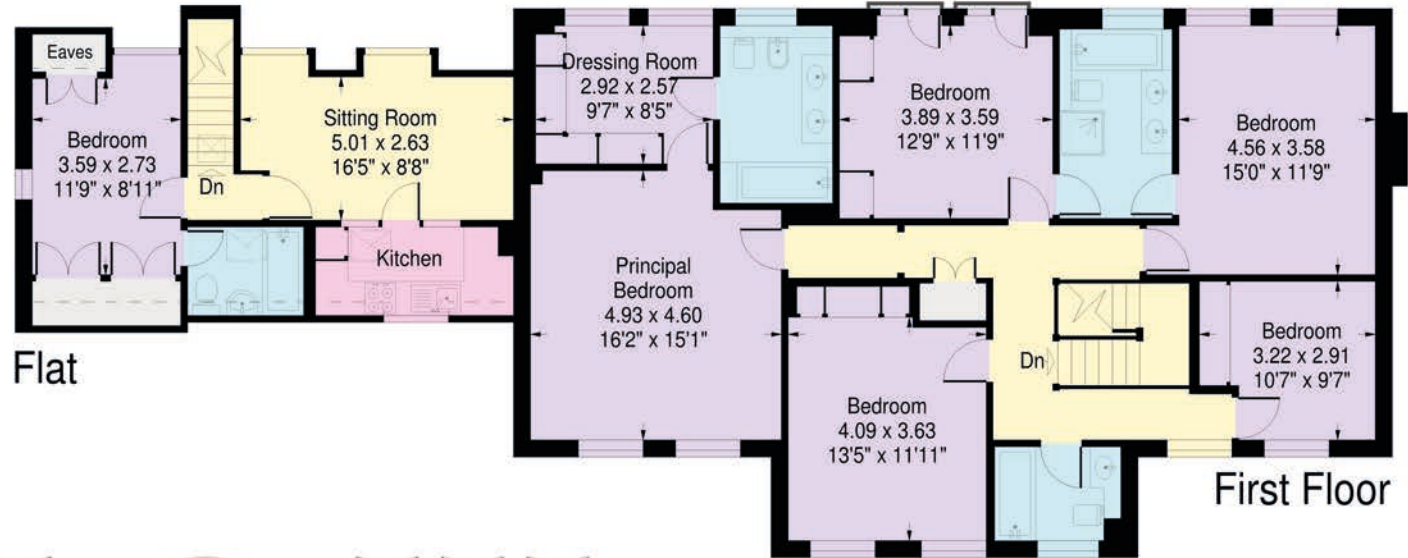
33 WINNINGTON ROAD, N2

WINNINGTON ROAD



30 m





Winnington Road, London N2

Approximate Gross Internal Area:
 447.7 sq.m. / 4819 sq.ft
 (including flat and reduced height area,
 below 1.5m - denoted with dashed line)
 Flat - 42.1 sq.m. / 453 sq.ft
 Reduced Height Area - 3.3 sq.m. / 35 sq.ft
 Garden Room - 16.0sq.m. / 172 sq.ft (shown on site plan)



APPROX. SCALE

0 1 2 3 4 5 10Ft

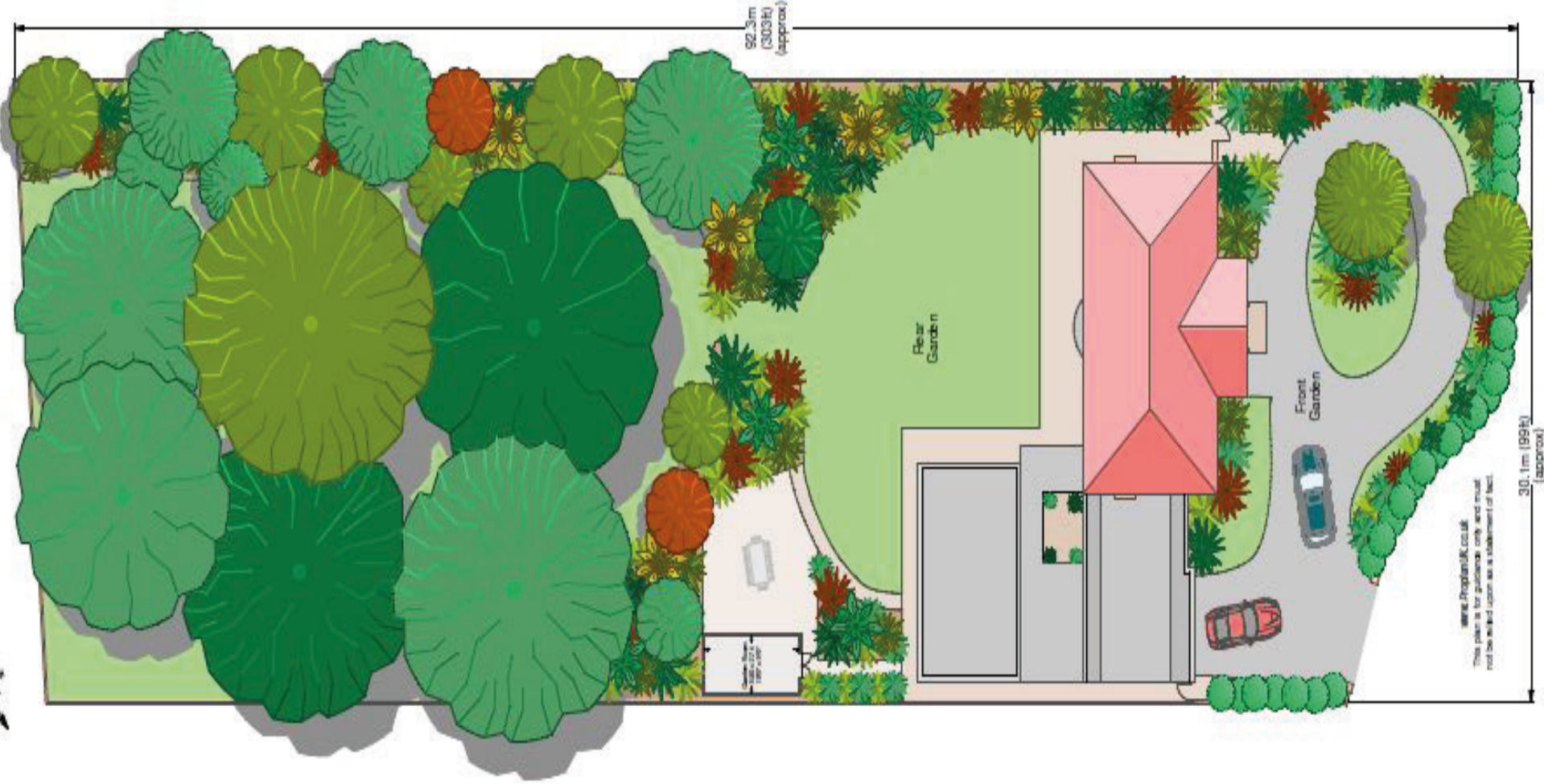
0 1 2 3M

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.

Winnington Road, London N2

Approximate site area is
0.25 hectares (0.65 acres)



IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glenfire International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.