

# WINNINGTON ROAD



LONDON N2

AMAGNIFICENT BESPOKE  
RESIDENCE SET BEHIND  
SECURITY GATES IN THE AREA'S  
MOST COVETED LOCATION,  
BACKING DIRECTLY ONTO  
HAMPSTEAD GOLF COURSE.









Arranged over four floors, the property has 16,749 sq ft / 1,559 sq m of interior-designed accommodation comprising a breath-taking grand entrance atrium, luxurious and spacious accommodation for entertaining, and six bedroom suites including a principal bedroom with an oversized bathroom and dressing room.

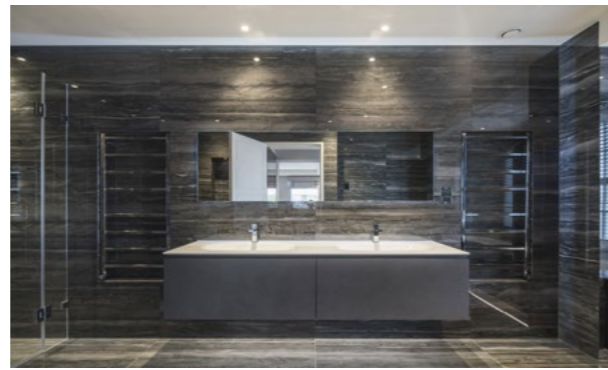
This outstanding home features exquisite contemporary interiors throughout, a state-of-the-art gym and spa facilities with an incredible indoor swimming pool, sauna, steam and pool lounge area. There is also a games room, media room and a beautiful landscaped private rear garden. The home enjoys uninterrupted and sweeping views over Hampstead golf course.

The carriage driveway provides parking for several vehicles and leads to a secure underground garage with space for up to six cars. Homes of this calibre and quality are rarely available for sale.

- Drawing room
- Hall
- Dining room
- Lounge/ TV area
- TV room
- Study
- Kitchen/breakfast room
- Principal bedroom suite with dressing room and bathroom

- Five further bedroom suites with dressing room and bathroom
- Cinema room
- Bar
- Snooker room
- Pool
- Staff quarters with two bedrooms, two bathrooms

- Utility room
- Pool
- Sauna
- Steam room
- Changing rooms
- Two guest WCs
- Rear landscaped gardens
- Off-street parking



Approximate Gross Internal Area

Basement  
7,030 sq ft / 654 sq m

Ground Floor  
4,350 sq ft / 405 sq m

First Floor  
3,148 sq ft / 293 sq m

Second Floor  
2,221 sq ft / 207 sq m

Total  
16,749 sq ft / 1,559 sq m

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
This plan has been supplied to The Brochure by Sotheby's

Terms

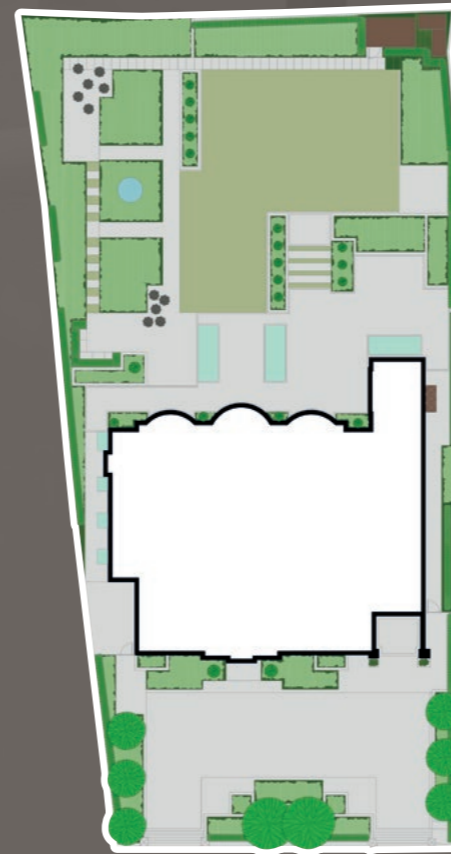
Asking Price  
£24,950,000

EPC  
Rating ???

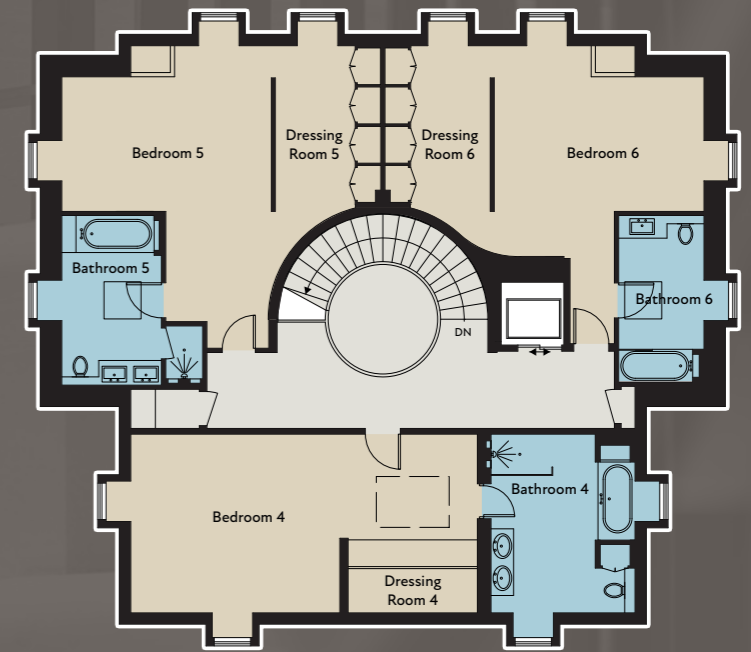
Local Authority  
London Borough  
of Barnet

Tenure  
Freehold

Council Tax  
Band H



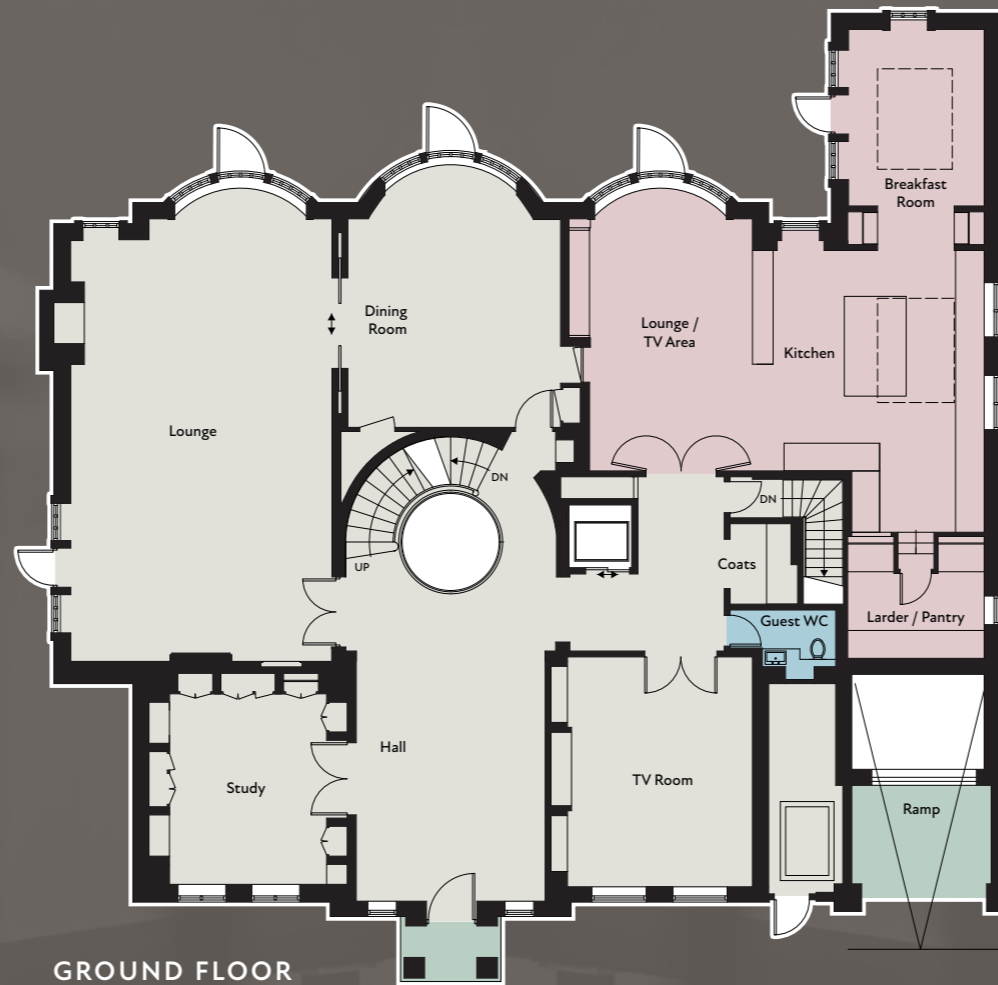
SITE PLAN  
NOT TO SCALE



SECOND FLOOR



BASEMENT



GROUND FLOOR



FIRST FLOOR



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