



glentree
INTERNATIONAL
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WINNINGTON ROAD N2



FREEHOLD. SOLE AGENT. GUIDE PRICE £12,500,000.

RECEPTION HALL: DRAWING/DINING ROOM: KITCHEN/BREAKFAST
ROOM: FAMILY ROOM: STUDY: PRINCIPAL BEDROOM SUITE WITH
DRESSING ROOM AND EN SUITE BATHROOM: 6 FURTHER BEDROOMS
(ALL WITH EN SUITES): UTILITY ROOM: ENTERTAINMENT/GAMES
ROOM: GYM: CINEMA: STAFF ROOM WITH EN SUITE: WINE
CELLAR: SHOWER ROOM: GUEST WC: PLANT ROOM: GARAGE/
SHOWROOM: CAR LIFT: REAR LANDSCAPED GARDENS: OFF-STREET
COUNCIL TAX BAND H



Set behind a gated carriage driveway, this incredible and beautifully presented family home was rebuilt behind the original façade approximately 8-9 years ago and provides over 10,300 sq. ft / 960 sq. m of accommodation. Winnington Road is a wide tree-lined street adjacent to the world-famous The Bishops Avenue. At the top of the street on Hampstead Lane lies Kenwood house, an English heritage building with extensive grounds open to the public and leading onto Hampstead Heath. Hampstead golf course is within a few moments' walk of the house and both Hampstead and Highgate villages are within easy reach.

The ground floor provides impressive open plan living accommodation of over 60ft / 18m with five sets of full height French doors leading on to a rear garden offering a large, stone terrace occupying the full width of the plot in the rear garden. Additionally, there is a state-of-the-art kitchen / breakfast room, a separate study and a guest cloakroom.

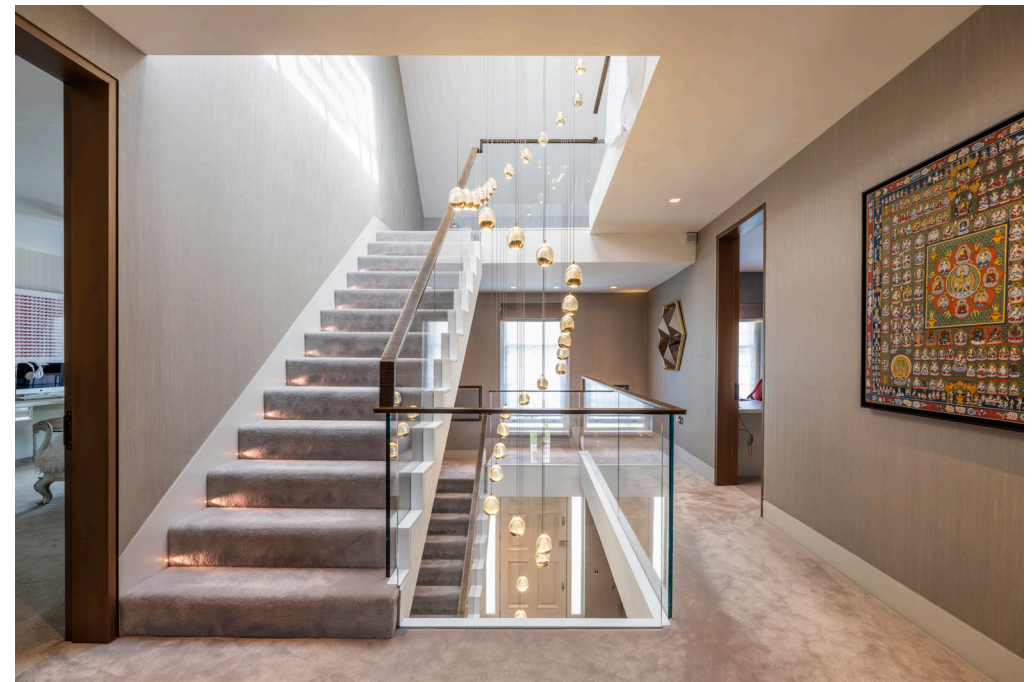


The first floor offers a large master bedroom suite of bedroom/sitting area, dressing room and bathroom with a further two double bedroom suites.

The top floor has three further bedroom suites and a large utility room.

The lower floor features a fabulous games/entertainment room, a gym with shower room, a cinema room with full surround sound, a staff bedroom suite, a wine cellar and a spectacular eight car garage/showroom.

Full Lutron system, full ducted air conditioning throughout – cooling and heating, gated carriage driveway, landscaped rear garden, car lift, electronically operated blinds and curtains.



The first floor offers a large principal bedroom suite consisting of bedroom/ sitting area, dressing room and luxury bathroom. There are two further double bedrooms with fitted carpentry and en-suite bathrooms . The top floor has three further bedroom suites and a large utility room.

The lower floor features a fabulous games/entertainment room and bar, a gym with shower room, a cinema room with full surround sound, a staff bedroom suite, a wine cellar and a spectacular eight car garage/showroom.

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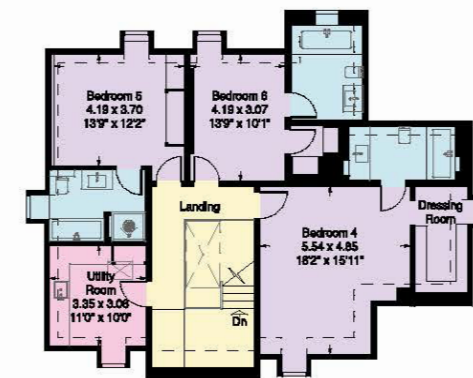
LOWER FLOOR

APPROXIMATE GROSS INTERNAL AREA

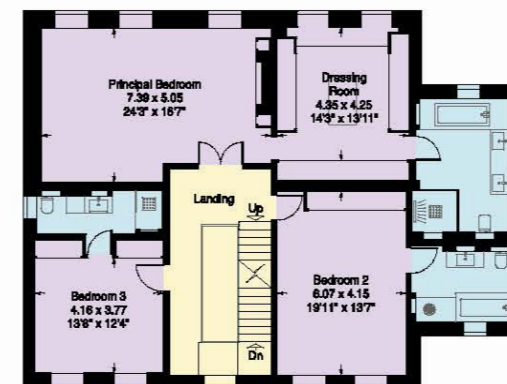
960 SQ M / 10,333 SQ FT
(INCLUDING REDUCED HEIGHT AREA,
BELOW 1.5M - DENOTED WITH DASHED LINE)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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 Glentree 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.