



Winnington Road, Hampstead Garden Suburb, N2  
A magnificent plot with planning consent for a new 13,000 sq ft mansion

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RESIDENTIAL

## **About this property**

This is a rare opportunity to build a new mansion in a prime position on one of London's most prestigious roads. The existing house is unmodernised and occupies an expansive south-east facing plot of c.0.45 acres. Planning consent has been granted by the local authority to demolish the existing home and construct a new state-of-the-art mansion of c.13,000 sq ft. The property has been owned by the same family since it was constructed in 1959 and is one of the few remaining properties in the road which remains undeveloped. The proposed redevelopment provides for full leisure facilities and ample entertaining, living and bedroom accommodation. Further details are available from our offices on request.

\*CGI is for illustration only. Formal HGS Trust consent is required

## **Local Information**

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.

**Tenure**  
**Freehold**

**EPC RATING: F**

**Council Tax**  
**Band H**

**GUIDE PRICE £6,500,000**

- **Local authority planning for demolition**
- **Consent to build a new 13,000 sq ft mansion**
- **0.45-acre plot (approx.)**
- **Prime Wainington Road position**

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**R E S I D E N T I A L**

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# Winnington Road

Gross Internal Area(Approx)  
House = 224.36 Sq m / 2415 Sq ft  
(Excluding Void & Garage)

Garage = 24.83 Sq m / 267 Sq ft  
Total = 249.17 Sq m / 2682 Sq ft

For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.

