



Winnington Close, London, N2



020 7402 9494

On the market for the first time in over 40 years, is this prominent family home situated on one of Hampstead Garden Suburbs most sought after cul-de-sac. The property offers a great opportunity to any incoming purchaser, to create a substantial home to their own specification (subject to the usual consents) with the plot measuring just under half an acre and with gardens extending to 240" in width. The current home consists of six bedrooms, four bathrooms and four reception rooms, with a large garage, driveway and frontage, offering over 4,600 sqft of total current accommodation. There has been a historical planning consent to demolish the existing home and build a new mansion in the region of 12,000 sqft.

### **ACCOMMODATION**

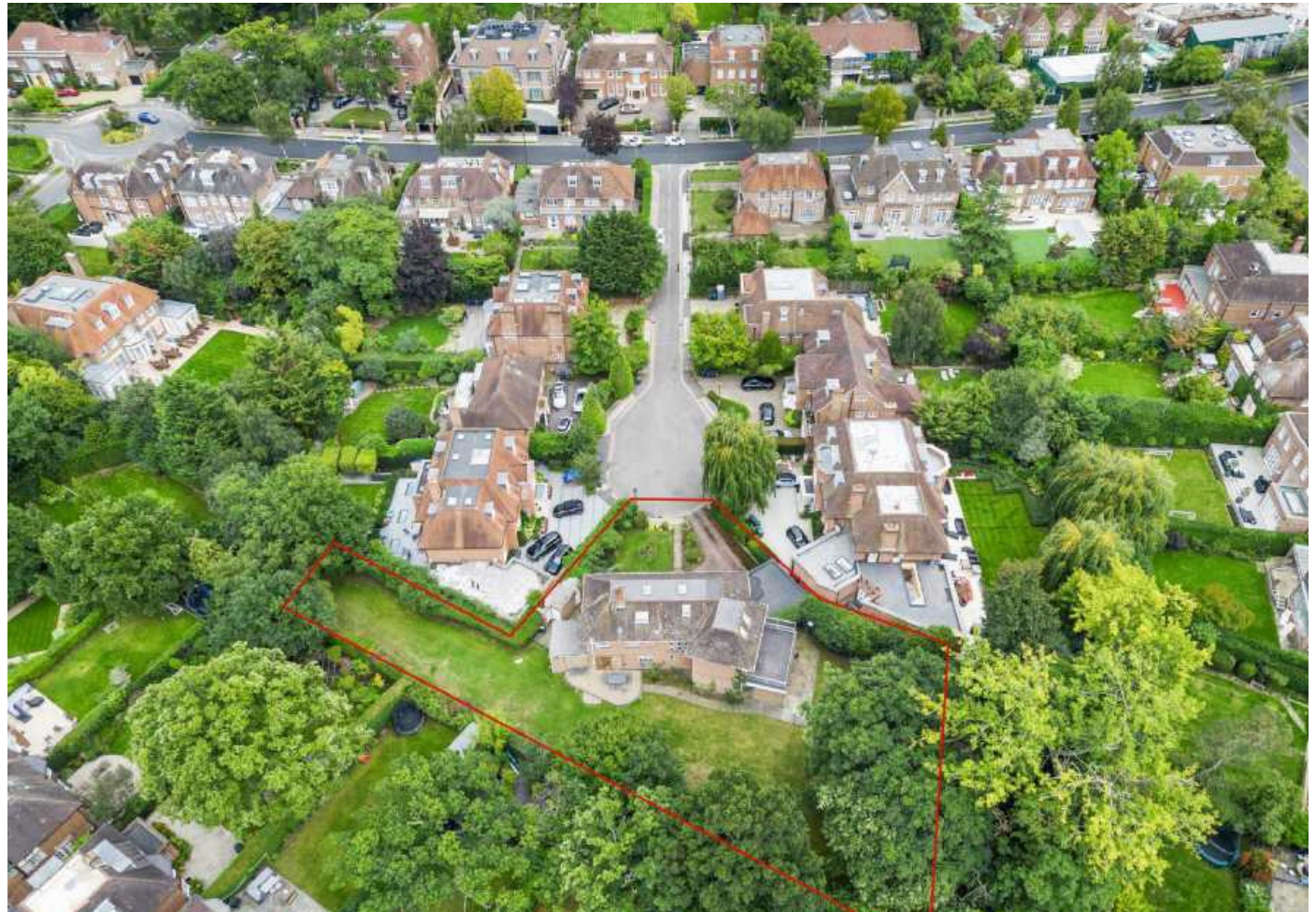
**6 BEDROOMS : BATHROOM : SHOWER ROOM : EN SUITE BATHROOM : EN SUITE SHOWER ROOM : SEPARATE WC : GUEST WC : RECEPTION ROOM/LOUNGE : DINING ROOM : KITCHEN/MORNING ROOM : STUDY : FAMILY ROOM : BALCONY : GARDEN : GARAGE : OFF STREET PARKING**

### **AMENITIES**

### **TERMS**

**TENURE** Freehold

**PRICE** Guide Price £6,500,000 subject to contract





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Approximate Gross Internal Area = 4171 sq ft / 387.5 sq m  
(Excluding Reduced Headroom)  
Outbuildings = 511 sq ft / 47.5 sq m  
Reduced Headroom = 2 sq ft / 0.2 sq m  
Total = 4684 sq ft / 435.2 sq m  
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID698062)

