

**MAYFIELDS
68 WINNINGTON ROAD
LONDON
N2**

Bargets Estate Agents

**A SUPERB, MAGNIFICENT DETACHED BESPOKE FAMILY RESIDENCE,
POSITIONED IN ONE OF THE AREAS MOST COVETED LOCATIONS,
BACKING DIRECTLY ONTO HAMPSTEAD GOLF COURSE**



A superb, magnificent detached bespoke family residence, positioned in one of the areas most coveted locations, backing directly onto Hampstead Golf Course.

This outstanding family home is set behind security gates and is excellently well-positioned with uninterrupted views over Hampstead golf course. Featuring generous living, entertaining rooms, with great proportioned bedroom accommodation. Additionally the property includes leisure facilities comprising of a gym, sauna & steam shower room along with an indoor swimming pool & jacuzzi providing direct access to the manicured landscaped sun facing garden. The carriage driveway offers parking for multiple vehicles further including an integral double garage.

Viewings are encouraged, with homes of this calibre and quality rarely available for sale.

Located on the west side of Winnington Road, adjacent to the distinguished The Bishops Avenue, the property enjoys a peaceful setting backing on to Hampstead golf course with its thriving private member's club. This semi-rural area has much to offer from the impressive shopping at Hampstead and Highgate Villages with their abundance of stylish boutiques, independent shops and artisan food stores to the idyllic green spaces of Hampstead Heath and Kenwood. The area also boasts an excellent selection of top-performing schools and direct road links to The West End, The City, the A1 and the North Circular (A406). Nearest Underground stations are Hampstead, Highgate. Heathrow, Luton and City airports are easily accessible for private and commercial flights.

FREEHOLD

PRICE

£12,500,000

Subject to Contract



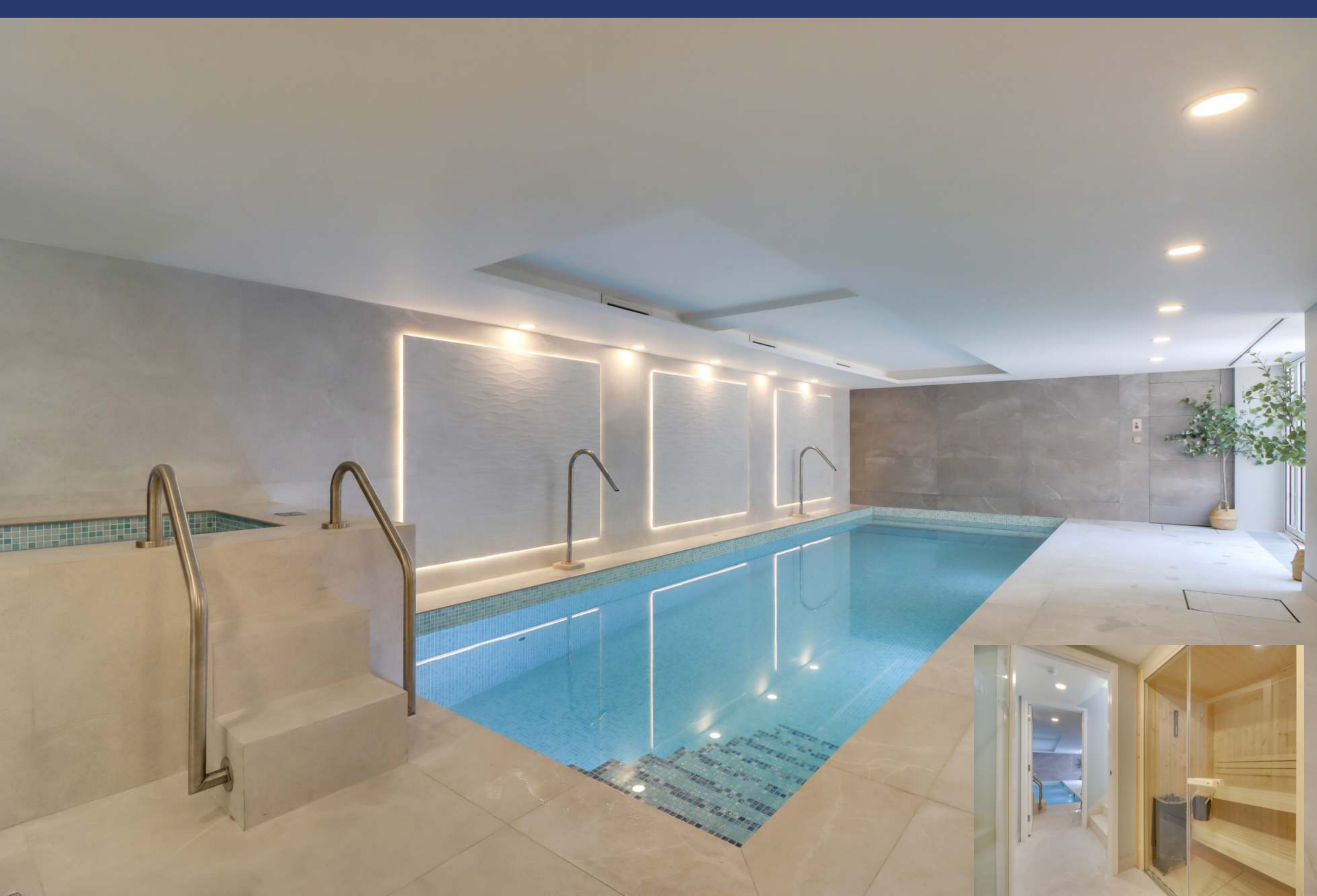
- Entrance Hall
- Dining Room
- Reception Room
- Family Room
- Breakfast Room
- Kitchen
- Principal Bedroom Suite With His & Hers Dressing Room
- 5 Further Bedrooms
- 2 Further Bedrooms / Studies
- 1 Further Bedroom / Family Room
- 6 Ensuite Bathrooms
- Swimming Pool & Jacuzzi With Direct Access onto Garden
- Sauna
- Steam Shower Room
- Changing Room
- Gym
- Utility Room & Kitchenette
- Utility Room
- 2 Store Rooms
- Guest Cloakroom WC
- Double Garage
- Carriage Driveway for Multiple Vehicles
- Manicured Sun Facing Garden
- Air-Conditioning
- CCTV
- Alarm



















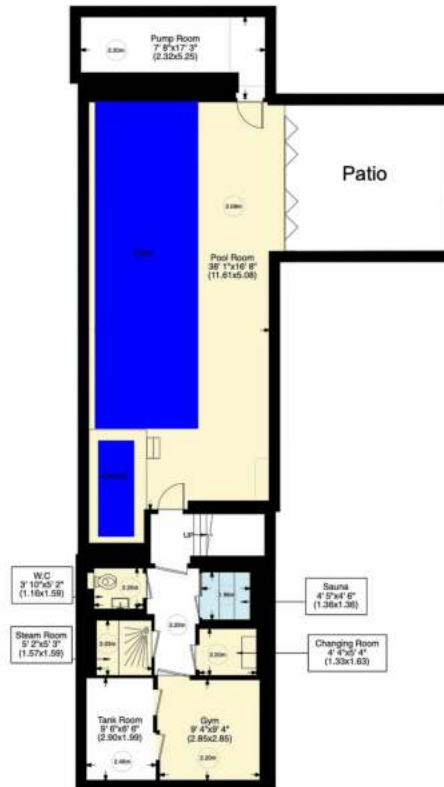
Winnington Road N2

Gross internal area (approx.)

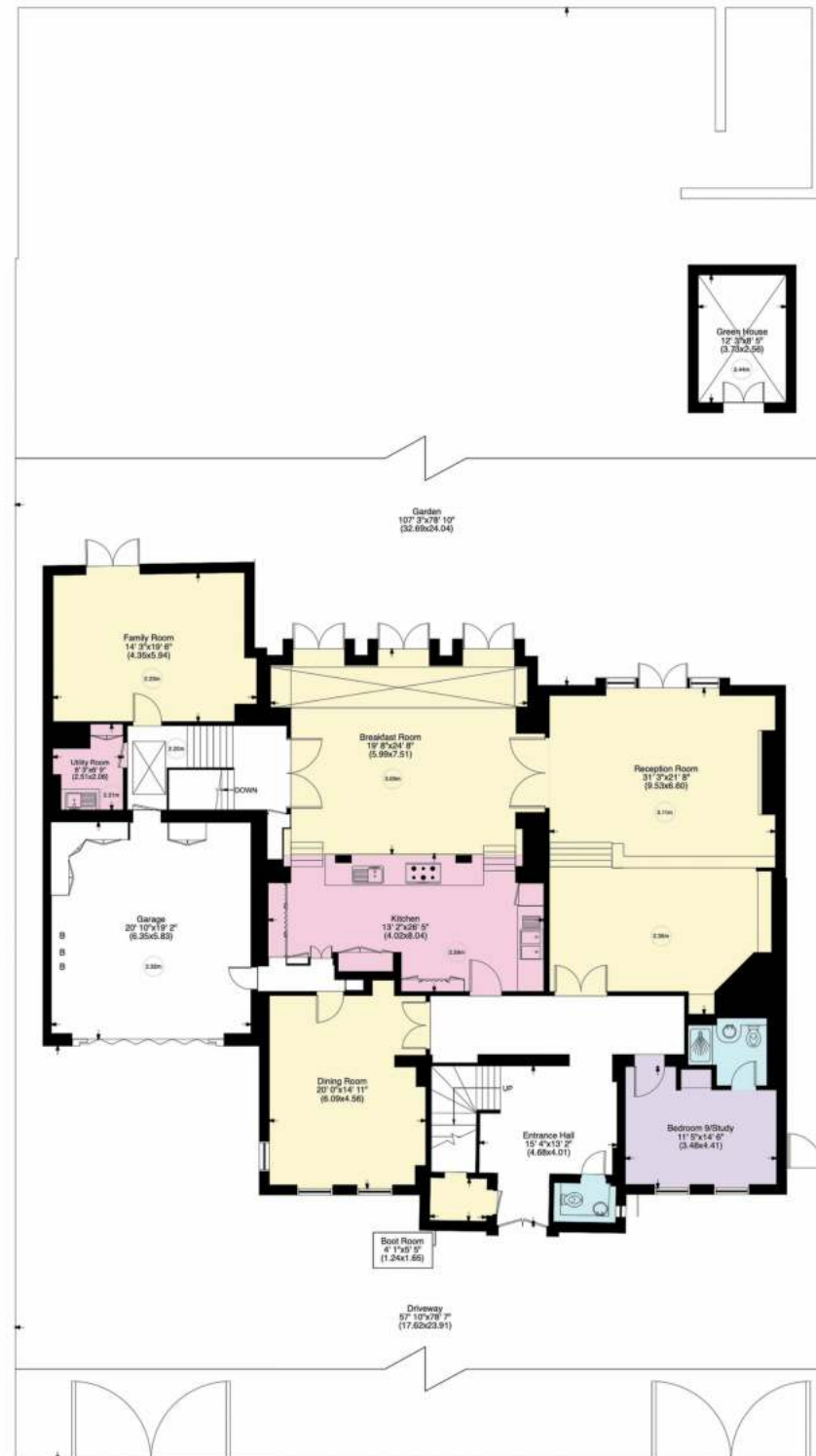
776 Sq m (8351 Sq ft) Including under 1.5m

765 Sq m (8233 Sq ft) Excluding under 1.5m

For identification only, Not to Scale



Basement



Ground Floor



Second Floor



First Floor