



## Winnington Close, Hampstead Garden Suburb N2

**£6,500,000**  
Freehold

We are pleased to bring to the market for the first time in over 40 years, this iconic home situated on one of Hampstead Garden Suburbs most sought after cul-de-sac roads.



# Winnington Close, Hampstead Garden Suburb N2

## Overview

- Six double bedrooms
- Four bathrooms (two Ensuites)
- Four reception rooms
- Ground floor cloakroom
- Study
- Master bedroom with Walk In Wardrobe
- Large Garage
- Huge rear garden
- Popular Cul de Sac In Hampstead garden Suburb



The property offers a great opportunity to any incoming purchaser, to create a substantial home to their own specification (subject to the usual planning consents) with the plot measuring just under half an acre and with gardens extending to 240', providing the possibility to create one of the area's finest residences.

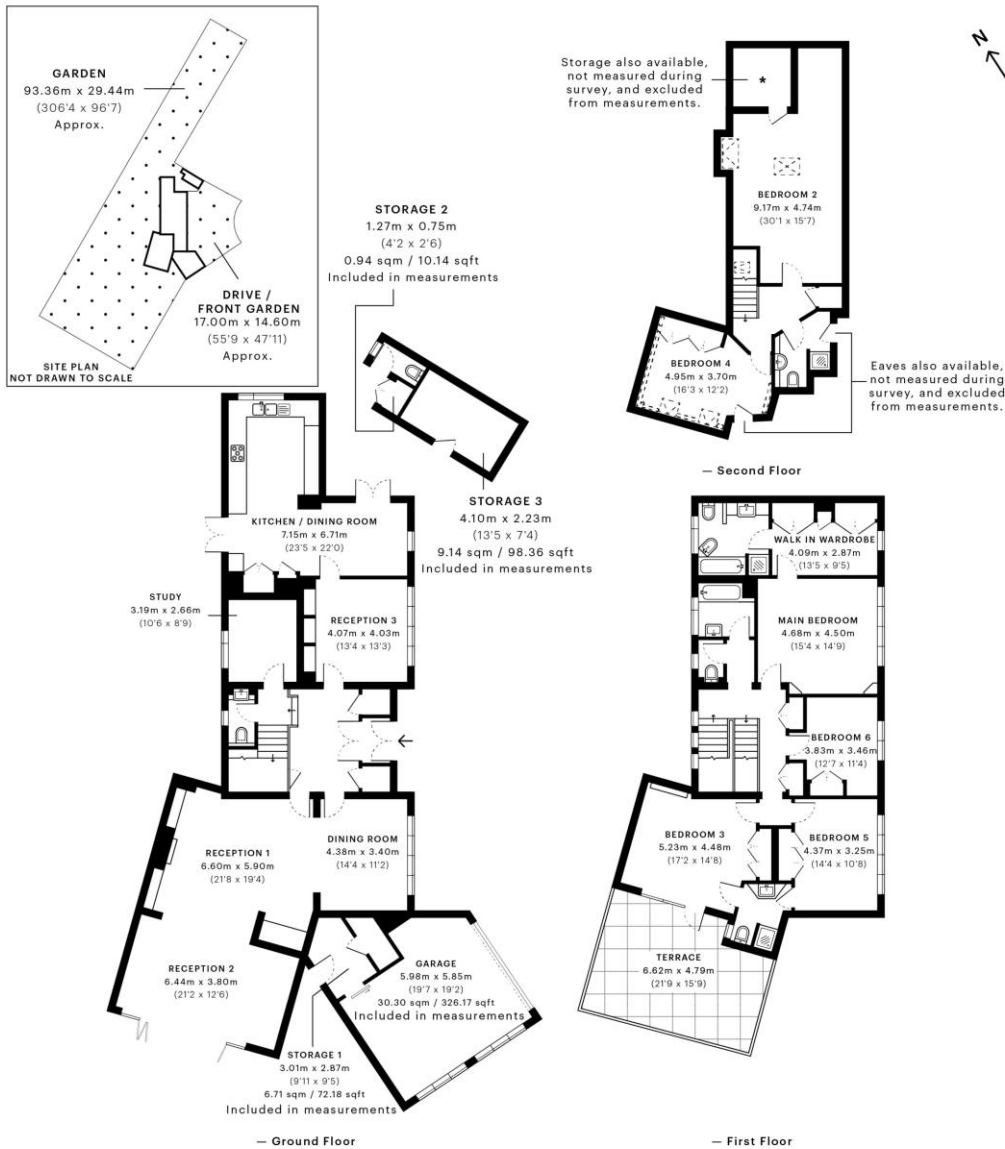


The current home comprises of 6 bedrooms 4 bathrooms and 4 reception rooms, with a large garage, driveway and frontage, offering over 4,600 sq ft of total current accommodation.









GROSS INTERNAL AREA (GIA)  
The footprint of the property  
400.70 sqm / 4313.10 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted floor height  
320.80 sqm / 3453.06 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
39.25 sqm / 422.48 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9m  
0.81 sqm / 8.72 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 425.94 sqm / 4594.47 sqft  
IPMS 3C RESIDENTIAL 403.46 sqm / 4342.81 sqft

\*Excluded from measurements

SPEC ID: 56321fcb635d440e32c38965

## Selling your home?

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