



WINNINGTON ROAD

Hampstead Gardens Suburb, N2



WINNINGTON ROAD

A unique, detached family home that is located in this highly sought after, prime residential street in Hampstead Garden Suburb.

			EPC
10	11	4	B

Local Authority: London Borough of Barnet
Council Tax band: H
Tenure: Freehold

Guide Price: £18,000,000



Comprising of 13,673 sq ft and set across four floors, the house is positioned behind electric gates and has a carriage driveway and a beautifully landscaped and sizeable garden.

On the ground floor, after entering through a magnificent entrance hall, you are led through to a striking dining room, a grand reception room and the main kitchen which is equipt with a Kaiser oven and microwave, a Miele fridge and dishwasher, a Liebherr freezer and a CDA wine fridge. In addition, on this floor there are three home offices for remote working and two luxurious guest WCs with and extra WC for the offices.





On the first floor there are six bedrooms, each with an en suite bathroom, a sizeable childrens playroom with its own kitchen fitted with Bosch appliances. On the second floor there is a sizeable principal suite with a dressing room and impressive en suite bathroom, a second bedroom with en suite bathroom and walk-in-wardrobe and a utility room.

On the lower ground floor there is a magnificent swimming pool, a jacuzzi for up to 12 people, a steam room and a sauna and these are serviced by shower and two luxurious WCs. Additionally on the basement level there are two large bedrooms, both with en suite bathrooms, a gym, a staff kitchen, space for home cinema, conference room and a further laundry room.

The house also has the benefit of a lift that goes to all floors and a cigar room. The highest quality materials have been used throughout such as marble on the walls in every bathroom, artistic marble and parquet floors, gilded stucco on the ceilings and walls in all rooms, fabric upholstery in frames on the walls, gilded chandeliers and handcrafted sconces with Swarovski crystals.

All rooms are equipped with video cameras, fire and security alarms, and remote access. In addition, all rooms are furnished with high-quality baroque furniture. All rooms are equipped with video cameras, fire and security alarms, and remote access. In addition, all rooms are furnished with high-quality baroque furniture.



Inspired by the Palace of Versailles, the entire house has been masterfully remodelled and extended by its current owners between 2020-2025 to reflect a magnificent Baroque style yet still offering the most modern engineering systems throughout including Lutron lighting, Sonos sound system, heated floors and a VRF system.

Winnington Road is within proximity to Kenwood, Hampstead Heath and within easy reach of both Hampstead Village and Highgate Village.



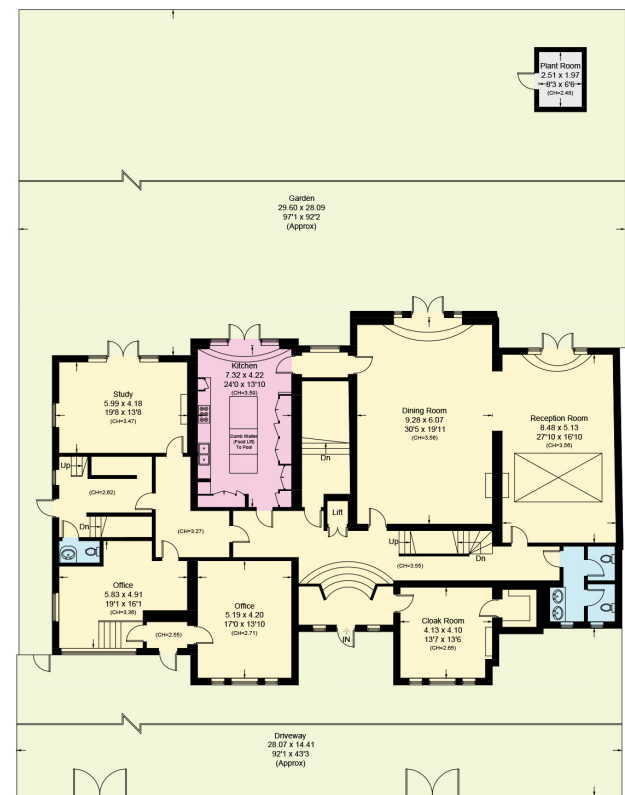


Westways, Winnington Road, N2

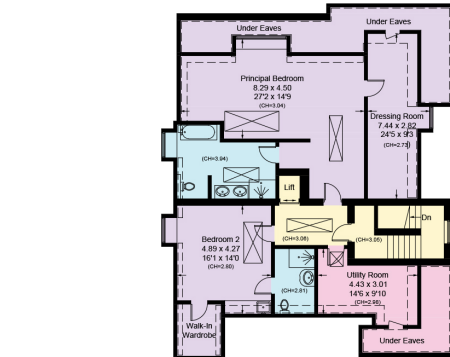
Approximate Gross Internal Area = 1270 sq m / 13673 sq ft
(Including Plant Room & Reduced Headroom)
Site Area (Approx)
Acre 0.39 Hectares 0.16



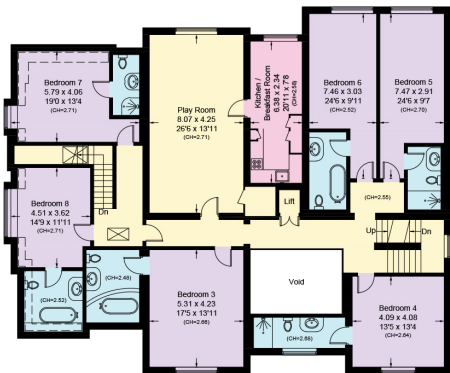
Basement



Ground Floor



Second Floor



First Floor

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. (ID1238354)

Approximate Gross Internal Area = 1,270 sq m / 13,673 sq ft

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We would be delighted
to tell you more.

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