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## **Winnington Close Hampstead Garden Suburb N2**

Available for the first time in over 40 years, is this prominent lateral family home, situated on one of Hampstead Garden Suburb's most sought after cul-de-sacs.

The house currently spans circa 4,600sqft and comprises four reception rooms, six bedrooms, four bathrooms as well as a large garage, driveway and frontage.

With the plot measuring just under half an acre and with gardens extending to 240' in width, the property offers a great opportunity to create a substantial home to a purchaser's own specification and taste (subject to the usual consents).

Note: There has been an historical planning consent to demolish the existing home and build a new more substantial house.

**£6,500,000**

**Freehold**









# Winnington Close, N2

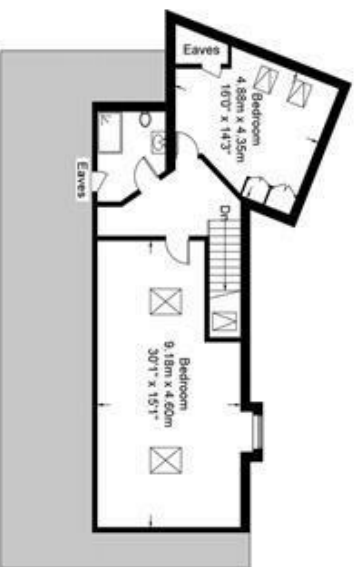
Approximate Gross Internal Area = 4171 sq ft / 387.5 sq m

(Excluding Reduced Headroom)

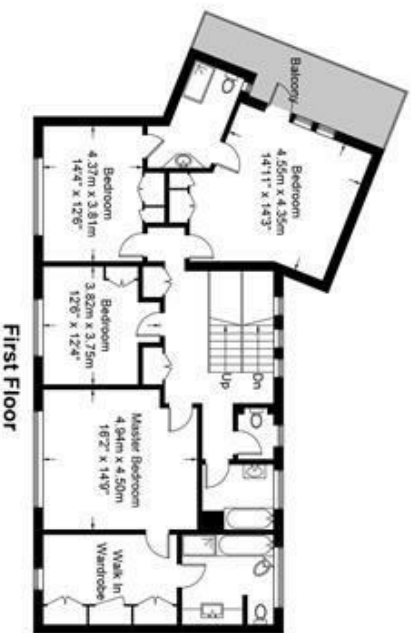
Outbuildings = 511 sq ft / 47.5 sq m

Reduced Headroom = 2 sq ft / 0.2 sq m

Total = 4684 sq ft / 435.2 sq m  
(Including Garage)



Second Floor



First Floor



**Certified  
Property  
Measurer**

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. (ID8998052)