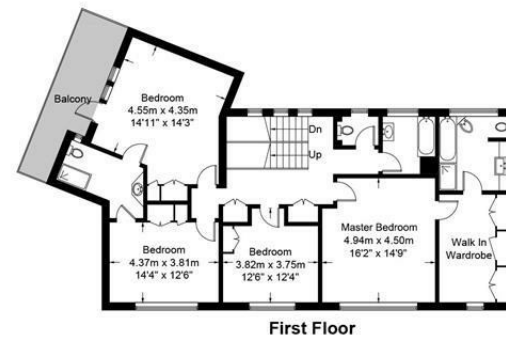
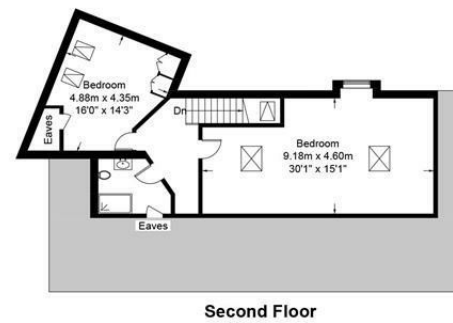


## Winnington Close, N2

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)



**Winnington Close, London, N2 OUA**

First time on the market in over 40 years! This distinguished detached home extends to a total Sq Ft of over 4600 Sq Ft and the plot measures just under half an acre, with gardens extending to 240' in width. Located on one of the most sought after cul-de-sac's in Hampstead Garden Suburb and offering great potential for the new owner to modernise to their own specification (subject to usual consents). Currently comprising 6 bedrooms, 4 bathrooms and 4 reception rooms as well as a large kitchen/diner, driveway and large garage and front garden as well as extensive rear garden.

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



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. (ID898052)

