

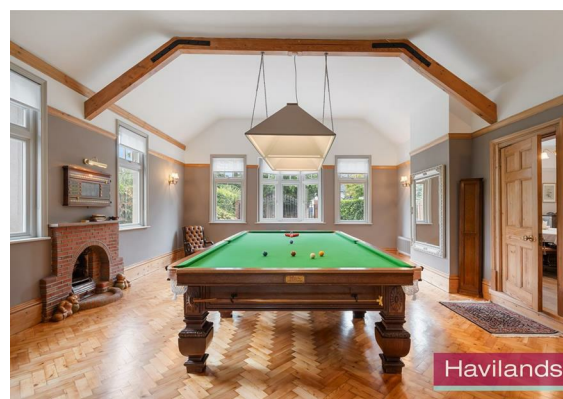
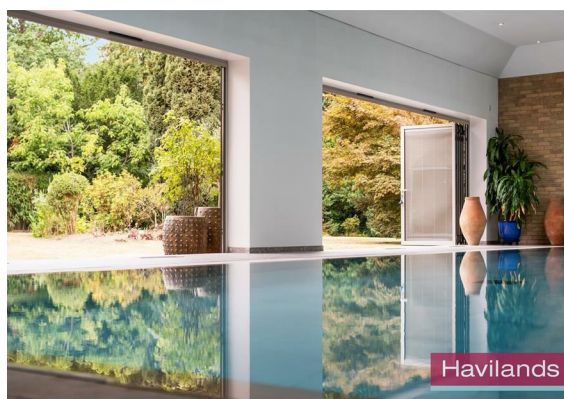


Broad Walk, Winchmore Hill

£5,750,000

Havilands

the advantage of experience



- Prestigious Broad Walk address in N21, backing directly onto Grovelands Park
- Exceptional detached five-bedroom residence extending to 9,820 sq ft; Three elegant reception rooms, study and games room on the ground floor
- Opportunity to expand or enhance further as the property has historic planning permission for two 4,700 sq ft dwellings
- Stunning indoor swimming pool with steam room and shower room featuring a moisture-resistant latex ceiling, heated ventilation and a sunken electric roller cover
- Bespoke Tim Moss kitchen with underfloor heating and Italian porcelain tiles
- Expansive master suite with dressing room, en-suite and balcony overlooking garden
- Purpose-built gym/cinema room with professional flooring
- Beautifully landscaped rear garden extending to approx. 170ft
- Secure gated driveway with large double garage featuring bespoke doors
- Excellent transport links and highly regarded state & independent schools nearby



One of North London's most prestigious settings – this exceptional detached five-bedroom home combines elegant design with contemporary living, extending to 9,820 sq ft across three floors.

Ground Floor: Three Reception Rooms, Study, Games Room, Kitchen, Utility Room and WC, plus a stunning Indoor Swimming Pool, Steam Room, Shower Room, Plant Room and Double Garage behind a gated driveway.

First Floor: Three Bedrooms with En-Suites, two with Dressing Rooms, Balcony from the Master, plus a Gym/Cinema Room.

Second Floor: Two additional Bedrooms and Bathroom.

The mature rear Garden stretches to approximately 170ft, backing onto Grovelands Park with its boating lake, café, pitch and putt, and nature trails.

Located on Broad Walk, N21, a short walk from Winchmore Hill Station (30 mins to Moorgate) and close to Southgate Station (Piccadilly Line). Renovated and extended by the current owners with meticulous attention to detail, featuring Italian porcelain tiles, a bespoke Tim Moss kitchen with underfloor heating, oak parquet flooring in the Games Room, a moisture-resistant pool ceiling, high-quality gym flooring, bespoke garage doors, and an ADT security system. Importantly, the property comes with historic planning permission, offering the opportunity to expand or enhance further.

Ideal for families, close to St Paul's CofE, Grange Park Primary, Winchmore School, and respected independents including Keble Prep, Grange Park Prep, and Palmers Green High.

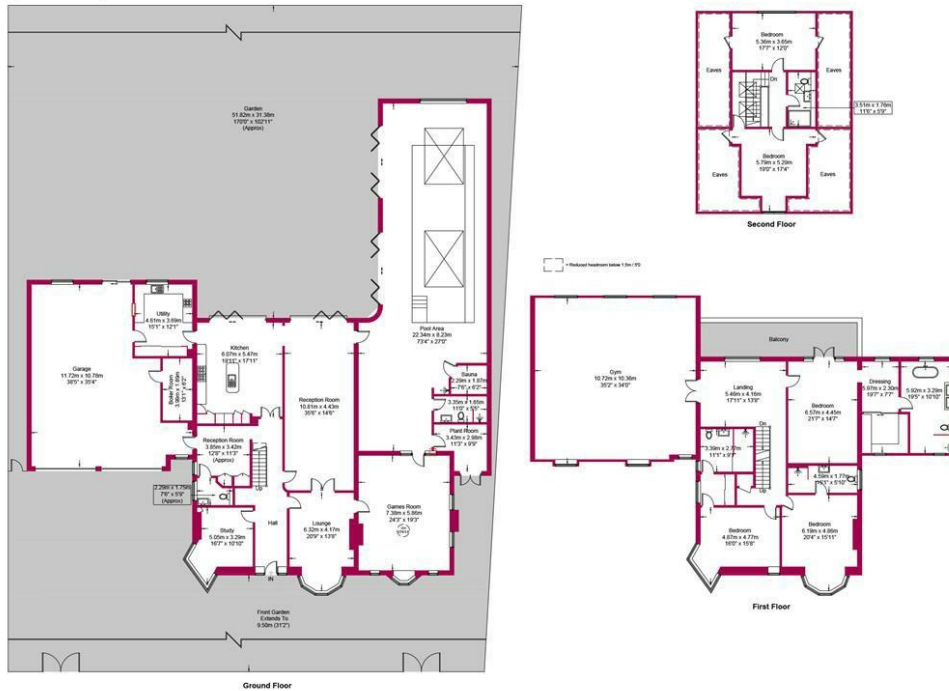
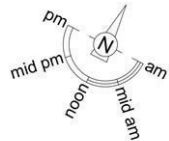
A home designed for those seeking something truly special.

For more images of this property please visit havilands.co.uk

Broad Walk, N21

Approximate Gross Internal Area = 9820 sq ft / 912.3 sq m

Restricted Height = 645 sq ft / 59.9 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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