



Winnington Road, London N2 0TP

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**WAYNE  
& SILVER**

# Winnington Road, London N2 0TP

An exceptional detached family home on a prime residential street in Hampstead Garden Suburb, inspired by the Palace of Versailles. Extensively remodelled and extended between 2020–2025, it blends striking Baroque design with modern systems including Lutron lighting, Sonos audio, underfloor heating, and a VRF climate system.

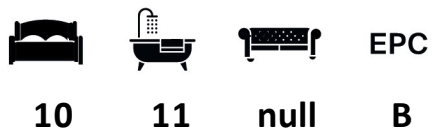
Spanning 13,673 sq ft across four floors, the gated property features a carriage driveway and landscaped garden.

The ground floor offers a grand entrance hall, formal dining room, reception room, fully equipped kitchen (Kaiser, Miele, Liebherr, CDA appliances), three home offices, and three WCs. The first floor includes six en suite bedrooms and a large children's playroom with its own fitted kitchen. The second floor hosts the principal suite with dressing room and luxurious en suite, an additional en suite bedroom with walk-in wardrobe, and a utility room.

The lower ground floor provides a swimming pool, jacuzzi (12-person), steam room, sauna, gym, two en suite bedrooms, staff kitchen, home cinema space, conference room, and laundry.

Additional features include a lift to all floors, cigar room, high-spec finishes (marble, parquet, gilded detailing, Swarovski lighting), full security systems, and bespoke Baroque furnishings throughout.

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



**Guide price:** £14,950,000

**Tenure:** Freehold

**Service Charge:** Add text here

**Local Authority:** Barnet

**Council Tax Band:** H









# Westways Winngton Road N2

Gross internal area (approx.)  
1270 Sq m (13673 Sq ft) Including Plant Room and under 1.5m  
1213 Sq m (13059 Sq ft) Excluding Plant Room and under 1.5m  
Site Area (approx.)

Acre 0.39 Hectares 0.16

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Not to Scale, for guidance only and must not be relied upon as a statement of fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

41 Heath Street  
Hampstead  
London  
NW3 6UA

We would be delighted to tell you more  
020 7431 4488  
info@wayne-silver.com

[wayne-silver.com](http://wayne-silver.com)

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