





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: £14,950,000



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.





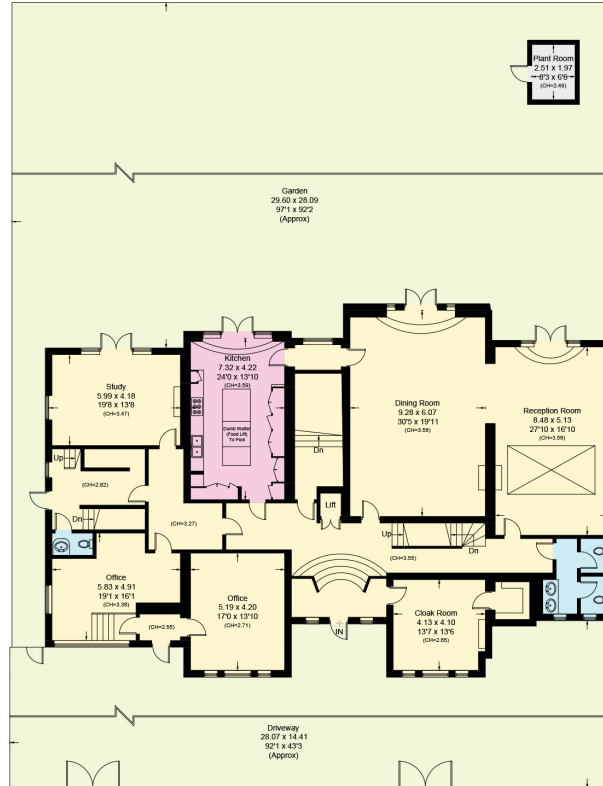


Westways, Winnington Road, N2

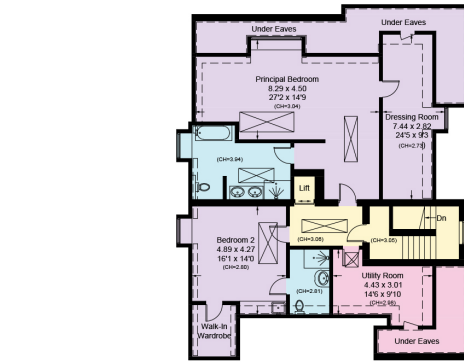
Approximate Gross Internal Area = 1270 sq m / 13673 sq ft
 (Including Plant Room & Reduced Headroom)
 Site Area (Approx)
 Acre 0.39 Hectares 0.16



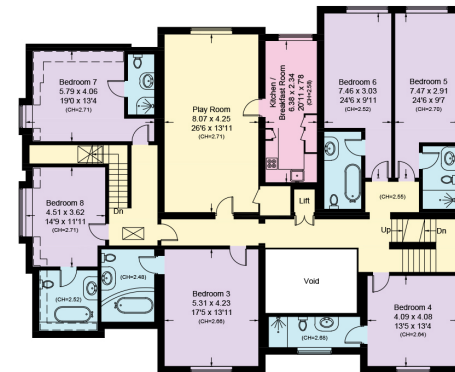
Basement



Ground Floor



Second Floor



We would be delighted
to tell you more.

Katy Brookes
+44 7971 014 801
katy.brookes@knightfrank.com

Hampstead Sales
58 62 Heath Street
London, NW3 1EN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.