



THE ESTATE COMPANY



Winnington Road, Hampstead Garden Suburb, London, N2 0TX

£3,500 Per Week

- 4590 sq ft
- 4 Bathrooms
- Double Garage
- Vast Private Gardens
- Balcony
- 7 Bedrooms
- 3 Receptions
- Off Street Parking
- Excellent Condition Throughout
- Unfurnished

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000

enquiries@theestatecompany.com

62 Winnington Road, London N2 0TX

An impressive and beautifully presented detached 7 bedroom family home (4590 sq ft) in one of Hampstead Garden Suburbs most sought after roads.

This elegant home is offered in pristine condition throughout boasting seven bedrooms, four bathrooms, three receptions, gated driveway with parking for up to four cars plus a generous double garage and vast private gardens.

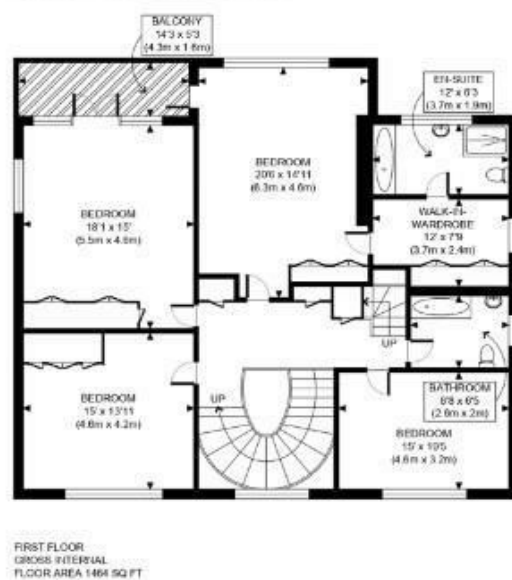
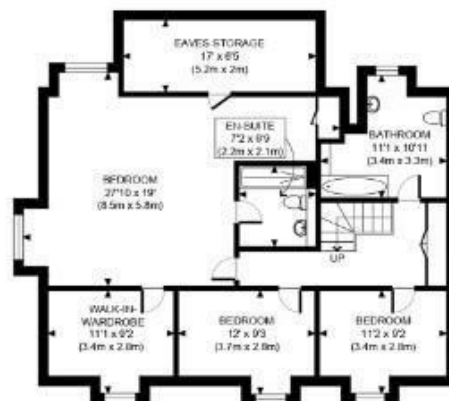
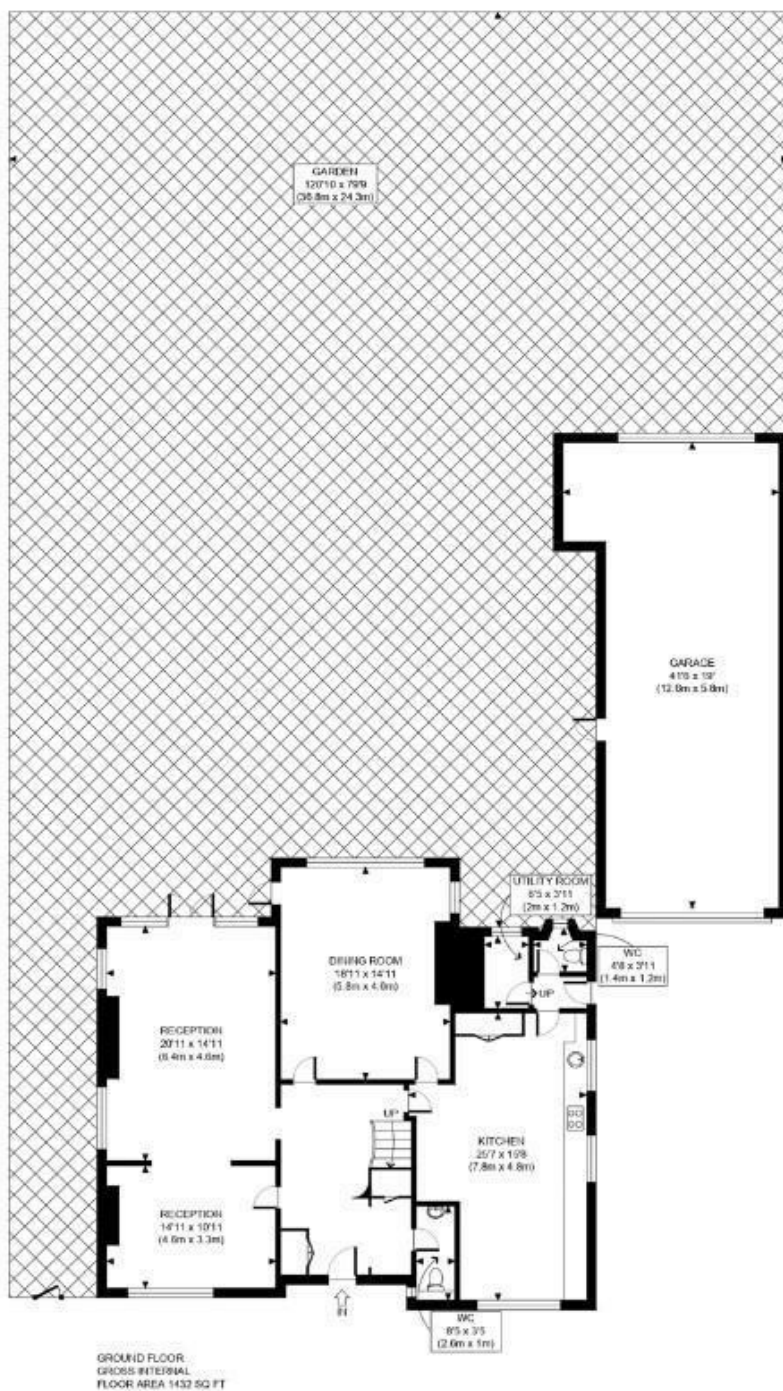
Winnington Road, one of London's most exclusive addresses with easy access to East Finchley Underground Station. The area is also well served by top-rated schools such as Highgate School, Channing School and Henrietta Barnett School, as well as recreational spaces like Hampstead Heath, Kenwood House and Highgate Golf Club. Local amenities such as restaurants, cafes, bars and shops are few steps away in the market place.

Council Tax Barnet: Band H £4071pa



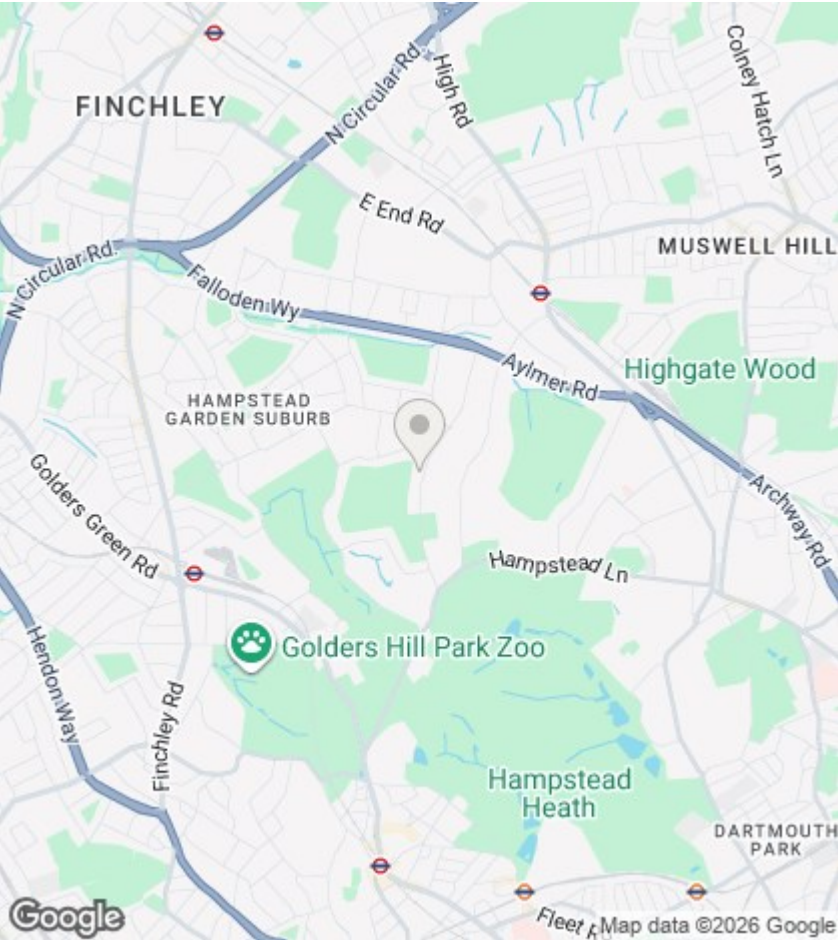
Council Tax Band:





APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE/GARAGE: 4560 SQ FT/ 426 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE/GARAGE: 3807 SQ FT/ 354 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC