

Winnington Road
London, N2

WAYNE & SILVER



The Property

Located moments from Kenwood and Hampstead Heath, this handsome six/seven-bedroom double-fronted detached residence is set behind a carriage driveway on one of Hampstead Garden Suburb's most prestigious tree-lined avenues.

Occupying an extensive plot, the property boasts a beautifully landscaped south-west facing garden measuring approximately 145 ft x 75 ft. Arranged over three floors, the house offers exceptionally well-proportioned accommodation with tremendous potential to refurbish, remodel, or even create a substantial residence, subject to planning permission, resulting in a truly outstanding multigenerational family home.

The ground floor provides superb entertaining and family space, including an elegant drawing room, formal dining room, family room, study, and games room/seventh bedroom. The expansive kitchen/breakfast room is further complemented by a secondary kitchen and separate kitchenette.

The principal suite features a dressing room and en-suite bathroom, while five additional generously sized bedrooms are served by three further bathrooms.

Additional amenities include a utility room, guest cloakroom, summer house, integral garage, and extensive off-street parking for up to six vehicles.

Ideally situated close to Hampstead and Highgate Villages, Kenwood House, and the open expanses of Hampstead Heath, this is a rare opportunity to acquire one of North West London's finest family homes.

Key Features

- South-west facing garden
- Detached house
- Carriage driveway
- Approx 5053 Sq Ft
- Moments from Hampstead Heath and Kenwood House
- Freehold





Location





WAYNE
& SILVER

Winnington Road

£5,950,000

BEDROOMS BATHROOMS

6 4

INTERNAL

sq ft

EPC

D

LOCAL COUNCIL TAX BAND

Barnet H

TENURE YEARS REMAINING

Freehold n/a



Floorplan & EPC

£5,950,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	60	
England & Wales	EU Directive 2002/91/EC	

WAYNE & SILVER

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We would be delighted to tell you more
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wayne-silver.com

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