

63

WINNINGTON ROAD, LONDON N2







63 WINNINGTON ROAD IS AN IMPORTANT DETACHED
FREEHOLD FAMILY HOME OF APPROXIMATELY
10,000 SQ FT, OCCUPYING A PRIME POSITION IN THIS
INTERNATIONALLY RENOWNED AVENUE.

PREVIOUS PLANNING PERMISSION, FOR A
SPECTACULAR NEW MANSION OF CIRCA 20,000 SQ.
FT. PERMISSION & CONSENTS REQUIRED.

ELEVATED AND SET WELL BACK FROM THE ROAD
BEHIND ELECTRIC GATES AND A DEEP SWEEPING
CARRIAGE DRIVEWAY WITH DOUBLE GARAGE, AN
ELEGANT FAMILY HOME WITH ACCOMMODATION
OVER JUST
3 FLOORS FACING HAMPSTEAD GOLF COURSE.

Now expired, planning to construct a breathtaking new residence of 23,326 sq ft
(2,167 sq m) benefiting from a sumptuous leisure complex incorporating an
indoor swimming pool, gymnasium, cinema, bar & wine cellar, catering kitchen,
staff accommodation and car lift accessing a generous underground car park area.

Permission & Consent Required. Drawings Available On Request.





As you enter the house you are met by a double height, grand entrance hallway with a sweeping ornate staircase. The ground floor has unusually high ceilings of 3.2m and features 6 large reception rooms including a magnificent 28" x 24" drawing room, a 22" x 18" dining room with double doors leading onto the garden, a 28" x 17" family room, a morning room, a TV room and a fully equipped kitchen/breakfast and separate utility rooms. On the upper floors there are 6 bedroom suites including a lavish 24" x 15" master bedroom with a large marble bathroom, dressing room and terrace overlooking the rear garden. There is also a beautifully appointed home office/7th bedroom. The lower ground floor is currently arranged for staff accommodation and includes 3 staff bedrooms and a sitting room, however offers complete flexibility for alternative uses.

ACCOMMODATION

Grand Entrance Hall - Drawing Room - Family Room - TV Room - Kitchen/Breakfast Room - Morning Room - Dining Room - Study - 3 Guest Cloakrooms - Master Bedroom Suite with Dressing Room and En Suite Bathroom - 5 Further Bedrooms all En Suite - Office/Bedroom 7 - Walk-In Wardrobe Space - Staff Sitting Room - 3 Staff Bedrooms (1 En Suite) - Further Staff Shower Room
Loft Storage - Plant Room - Utility Room - Double Garage - Carriage Driveway - Front and Rear Gardens















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Approximate Gross Internal Area
1242 sq m / 13,370 sq ft Including Under 1.5m and Loft
916 sq m / 9861 sq ft Excluding Under 1.5m and Loft

Not to Scale, for identification only



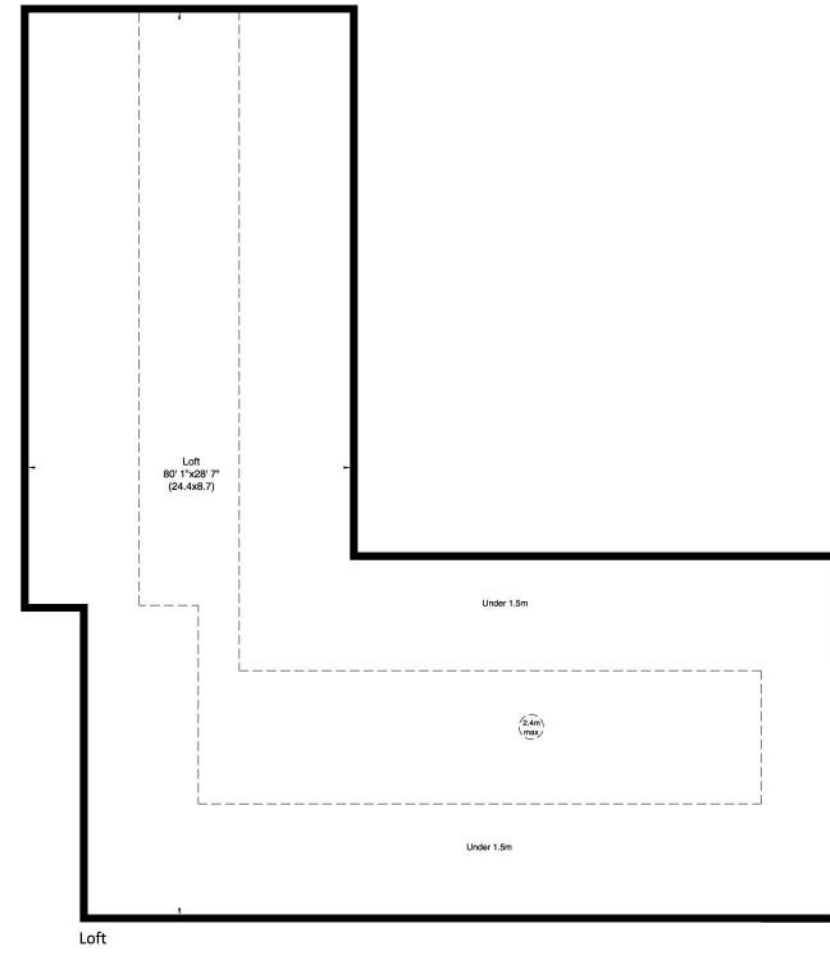
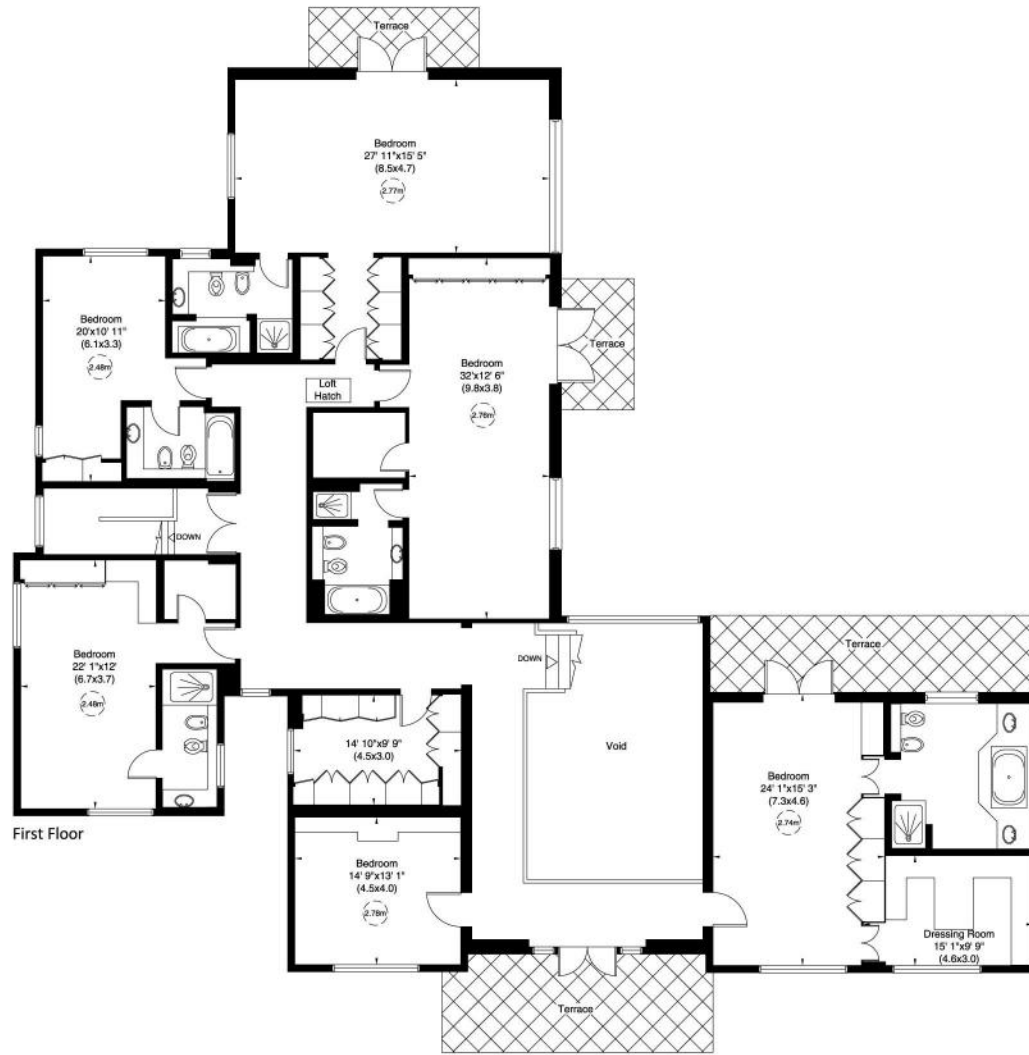
Lower Ground Floor



Ground Floor

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





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Site Plan
0.52688246 (approx.)

Not to Scale, for identification only

