

**WINNINGTON ROAD  
LONDON  
N2**



**Bargets Estate Agents**

**A NEWLY BUILT SUPERB RESIDENCE SITUATED IN THE HEART OF  
ONE OF THE AREA'S MOST SOUGHT AFTER LOCATIONS**



**An impressive newly built mansion of approximately 10,833 sq ft (1,006.4 sq m) situated in the heart of one of the area's most sought after locations. Set behind a sweeping carriage driveway, this beautiful home incorporates some of the finest bespoke fittings, together with state of the art technology, including air conditioning and under floor heating.**

**The property also incorporates an incredible leisure complex including a large swimming pool, a gymnasium and a steam room. Other facilities include a fully equipped cinema/media room, a full air conditioning system together with under floor heating throughout.**

**Drawing room, family room, dining room, study/home office, Schiffini kitchen with Gaggenau Appliances, elegant triple height entrance hall, master bedroom suite with his and hers dressing rooms, 6 further bedroom suites, staff accommodation/bedroom 8 with en suite shower room, leisure complex which includes a steam room, gymnasium, reception hall and a swimming pool, fully equipped cinema and media room, service/staff kitchen, utility room, double garage, off-street parking, landscaped front and rear gardens with a full irrigation system.**

**Winnington Road, adjacent to the distinguished The Bishops Avenue, the property enjoys a peaceful setting moment's from on to Hampstead golf course with its thriving private member's club. This semi-rural area has much to offer from the impressive shopping at Hampstead and Highgate Villages with their abundance of stylish boutiques, independent shops and artisan food stores to the idyllic green spaces of Hampstead Heath and Kenwood. The area also boasts an excellent selection of top-performing schools and direct road links to The West End, The City, the A1 and the North Circular (A406). Nearest Underground stations are Hampstead, Highgate. Heathrow, Luton and City airports are easily accessible for private and commercial flights.**

**FREEHOLD**

**Guide Price - £12,995,000 Subject to Contract**

**Reception hall | 3 reception rooms | Study | Cinema | Dining room | Kitchen/breakfast room | Further kitchenette | Principal suite w/ dressing room en suite bathroom and shower room | 6 further bedroom suites | Dressing room | Guest cloakroom | Leisure facilities including a swimming pool, gym, sauna and changing room | Courtyard | Rear garden | Laundry room | Plant room | Garage | Gated driveway**

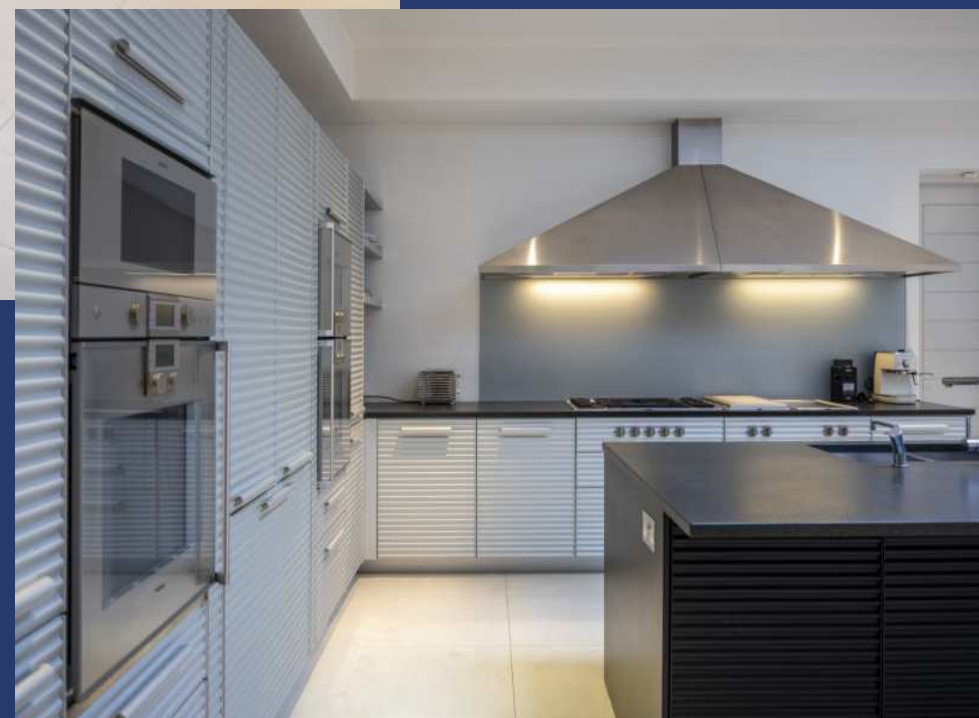








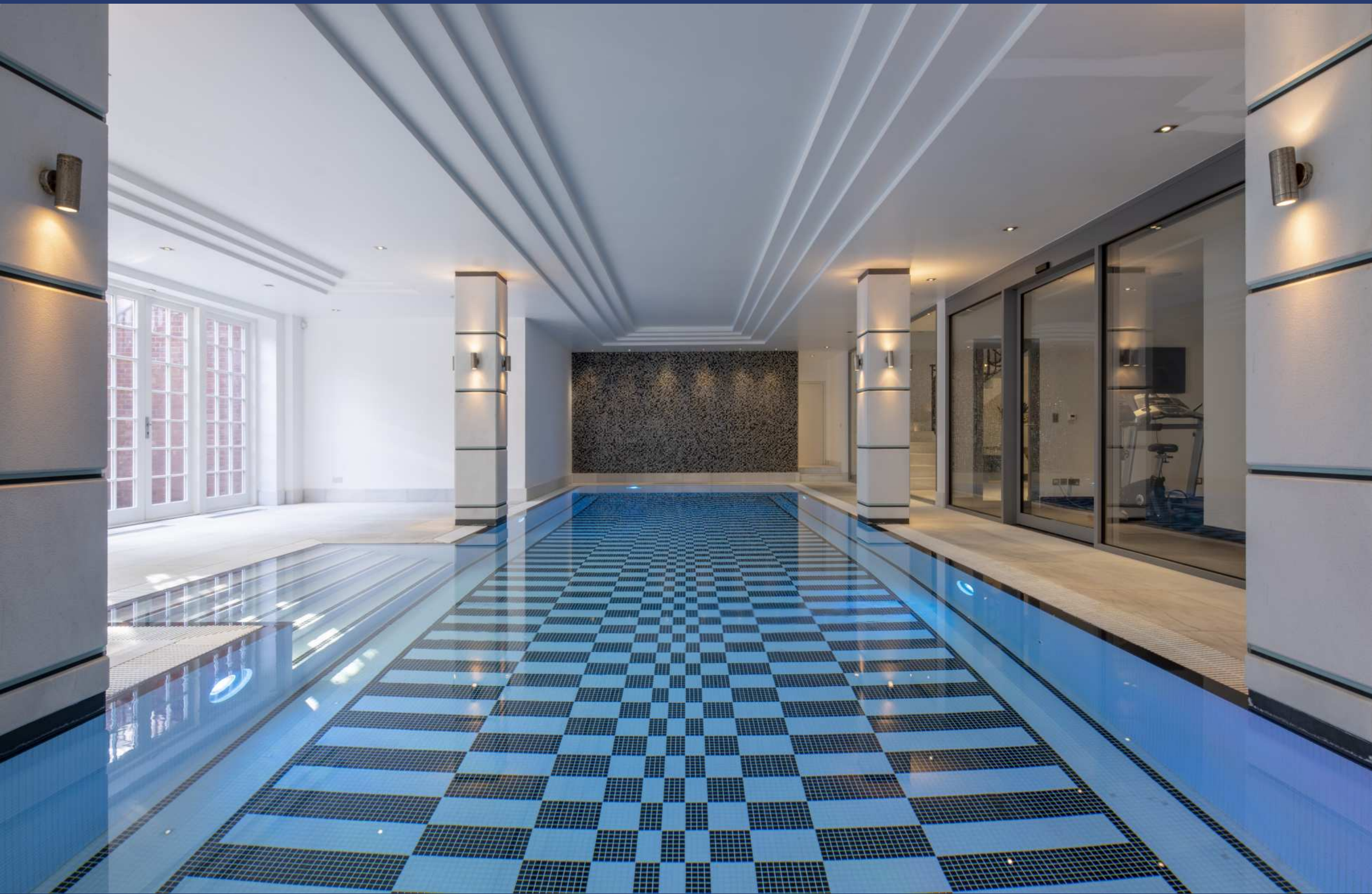






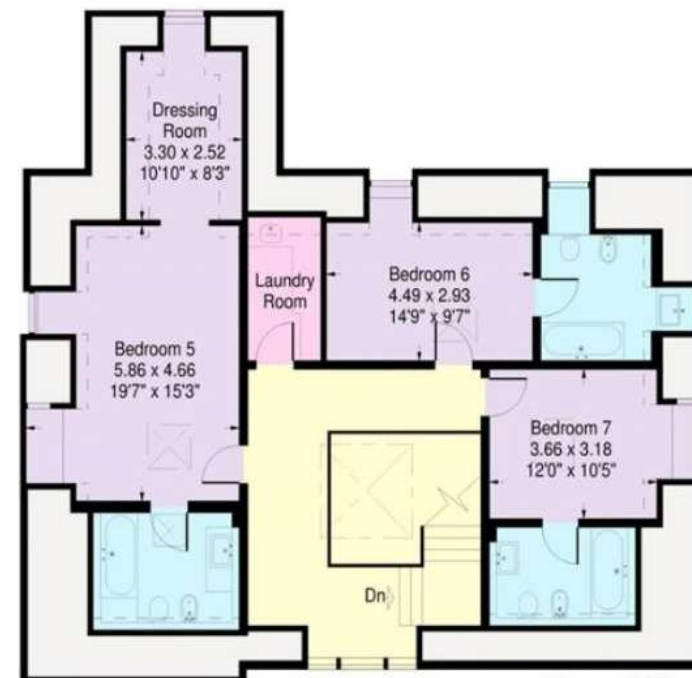
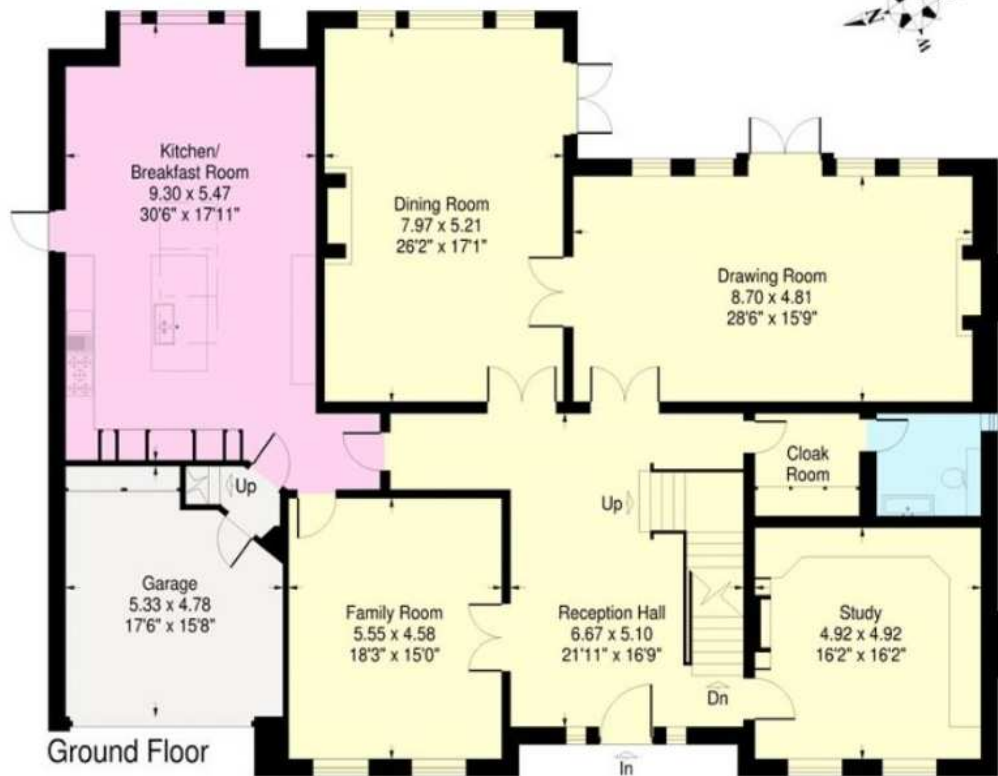






# Winnington Road, Hampstead, London N2

Approximate Gross Internal Floor Area:  
 1006.4 sq.m / 10833 sq.ft.  
 (Including lower basement. Not including reduced height area,  
 below 1.5m - 57.0 sq.m / 614 sq.ft.)  
 Total - 1063.4 sq.m / 11446 sq.ft.



www.ProplanUK.co.uk  
 This plan is for guidance only and must not be relied upon as a statement of fact.

APPROX. SCALE  
 0 1 2 3 4 5 10Ft  
 0 1 2 3M