



Winnington
Road N2

HAMPSTEAD N2

A magnificent bespoke residence set behind security gates in the area's most coveted location, backing directly onto Hampstead Golf Course. This outstanding home features exquisite contemporary interiors throughout. Arranged over four floors, the property has 16,749 sq. ft. (1,559 sq. m.) of interior designed accommodation comprising a breath-taking grand entrance atrium, luxurious and spacious accommodation for entertaining, and 6 bedroom suites including a principal bedroom with an oversized bathroom and dressing room.

The home also features a state of the art gym and spa facilities with an incredible indoor swimming pool, sauna, steam and pool lounge area. There is also a games room, media room and a beautiful landscaped private rear garden. The home enjoys uninterrupted and sweeping views over Hampstead golf course.

The carriage driveway provides parking for several vehicles and leads to a secure underground garage with space for up to 6 cars.

Homes of this calibre and quality are rarely available for sale.





ACCOMODATION

- Entrance hall
- Drawing room
- Dining room
- Two lounge/tv areas
- Kitchen/breakfast room/pantry
- Study
- Principle bedroom suite with ensuite and dressing room
- 5 further bedrooms with ensuite and dressing room
- Gym/studio
- Swimming pool
- Sauna & Steam room
- Changing room
- Cinema room
- Bar
- Games/snooker room
- Gated driveway
- Garage with turntable and parking for several cars
- 2 staff bedrooms with ensuites
- Staff kitchen/utility
- Plant
- Security room
- Garden







WINNINGTON ROAD

AMENITIES

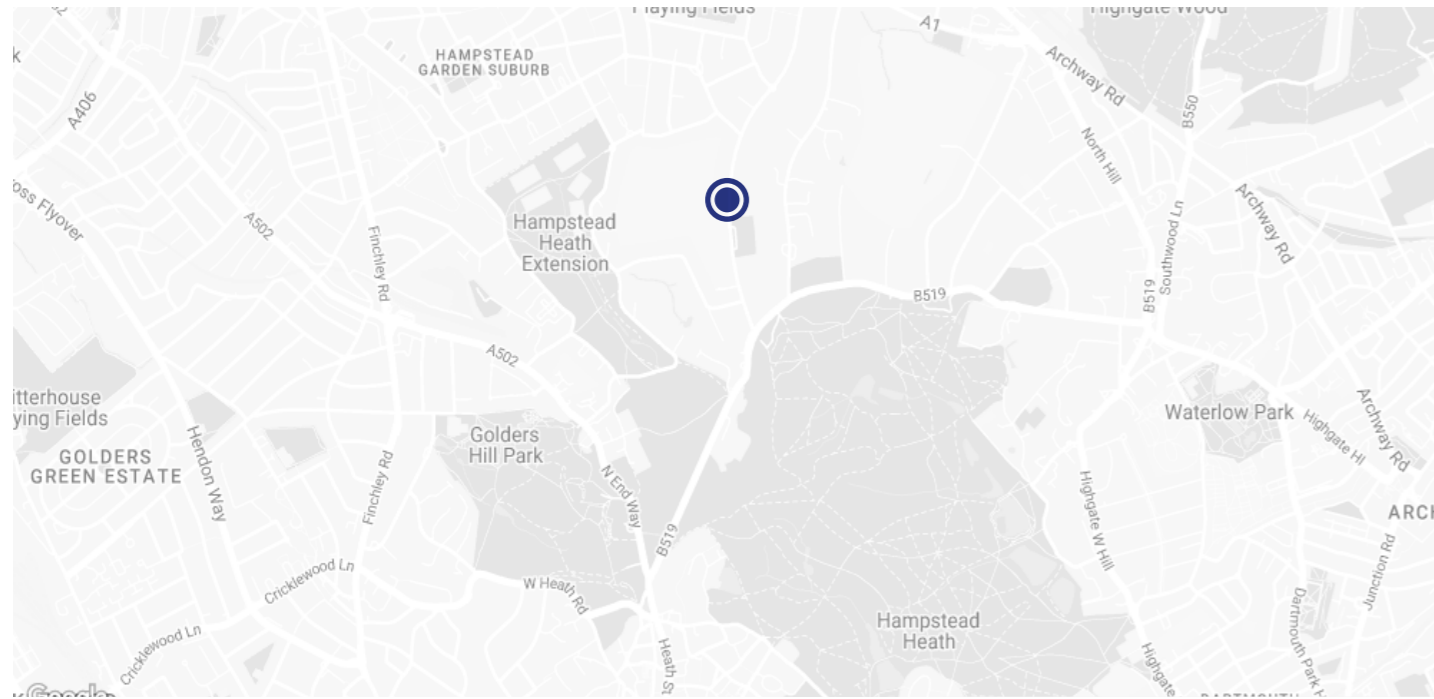
- Gated driveway
- Large 6 car garage with turntable
- CCTV
- Alarm
- Air conditioning
- Fresh air system
- Full Crestron & Lutron System
- Irrigation system
- Under floor heating
- Passanger lift to all floors
- Landscaped garden backing onto Golf Course
- 14 metre swimming pool with electric safety cover
- Gym studio
- Staff accomodation
- Security room





LOCATION

Located on the west side of Winnington Road, adjacent to the distinguished The Bishops Avenue, the property enjoys a peaceful setting backing 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 and Golders Green. Heathrow, Luton and City airports are easily accessible for private and commercial flights.



FLOORPLAN

Approximate Gross Internal Area
1,559 sq m / 16,749 sq ft

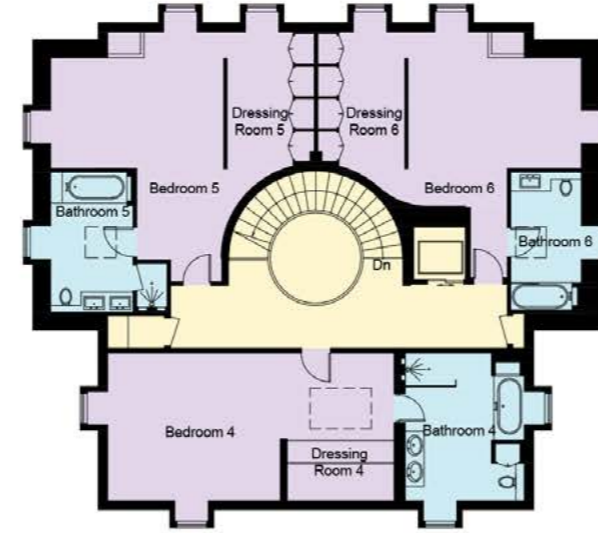
Basement



Ground Floor



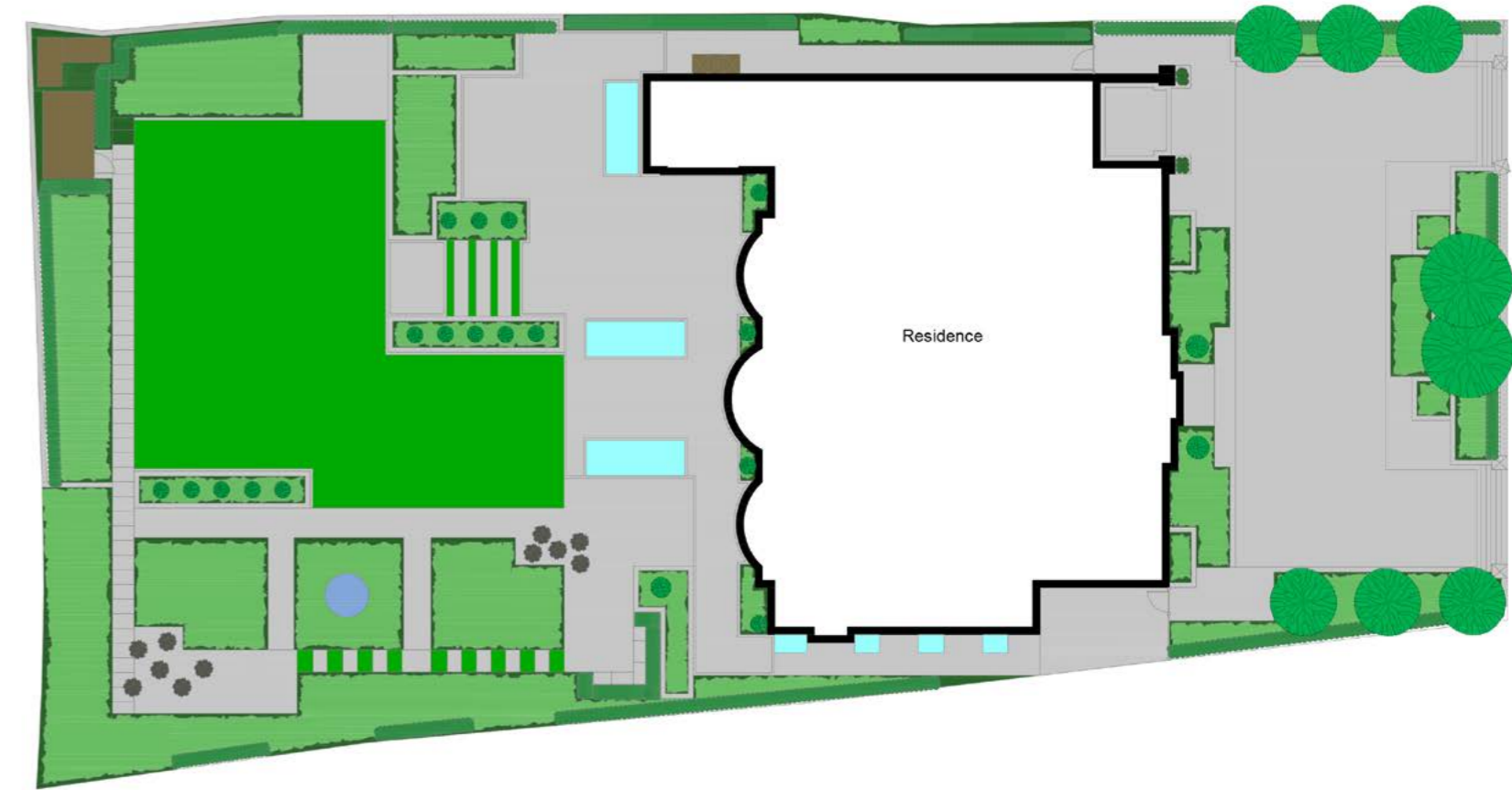
Second Floor



First Floor



Site Plan



(Site Plan Not To Scale)

TERMS

Freehold

£24,950,000

Council Tax Band: H

EPC: B

Viewings By appointment only

For more information please contact:



T: 020 7722 9793

E: sjw@beauchamp.com

80 St John's Wood High St

NW8 7SH

beauchamp.com