

WINNINGTON ROAD

## HAMPSTEAD N2

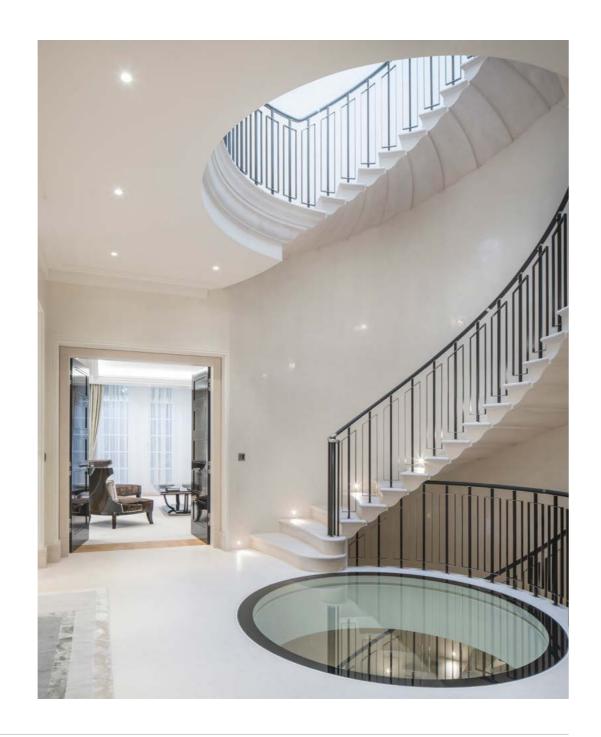
A magnificent bespoke residence set behind security gates in the area's most coveted location, backing directly onto Hampstead Golf Course. This outstanding home features exquisite contemporary interiors throughout.

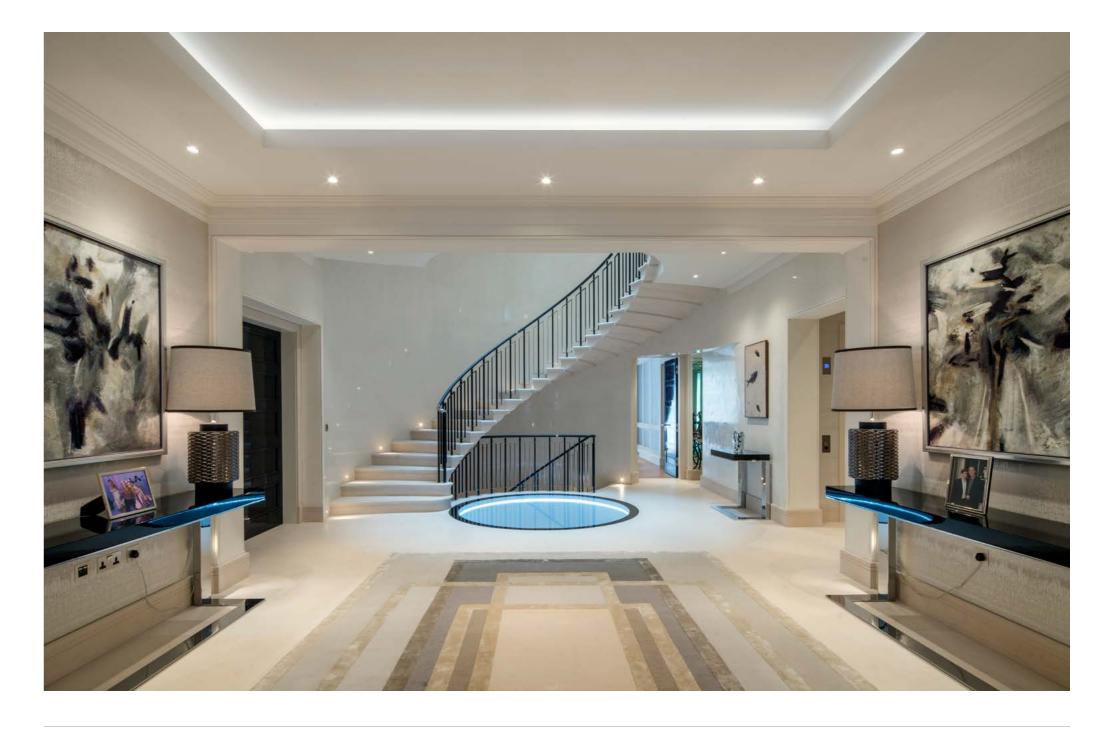
Arranged over four floors, the property has 16,749 sq. ft . (1,559 sq. m.) of interior designed accommodation comprising a breath-taking grand entrance atrium, luxurious and spacious accommodation for entertaining, and 6 bedroom suites including a principal bedroom with an oversized bathroom and dressing 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





3



WINNINGTON ROAD

## 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

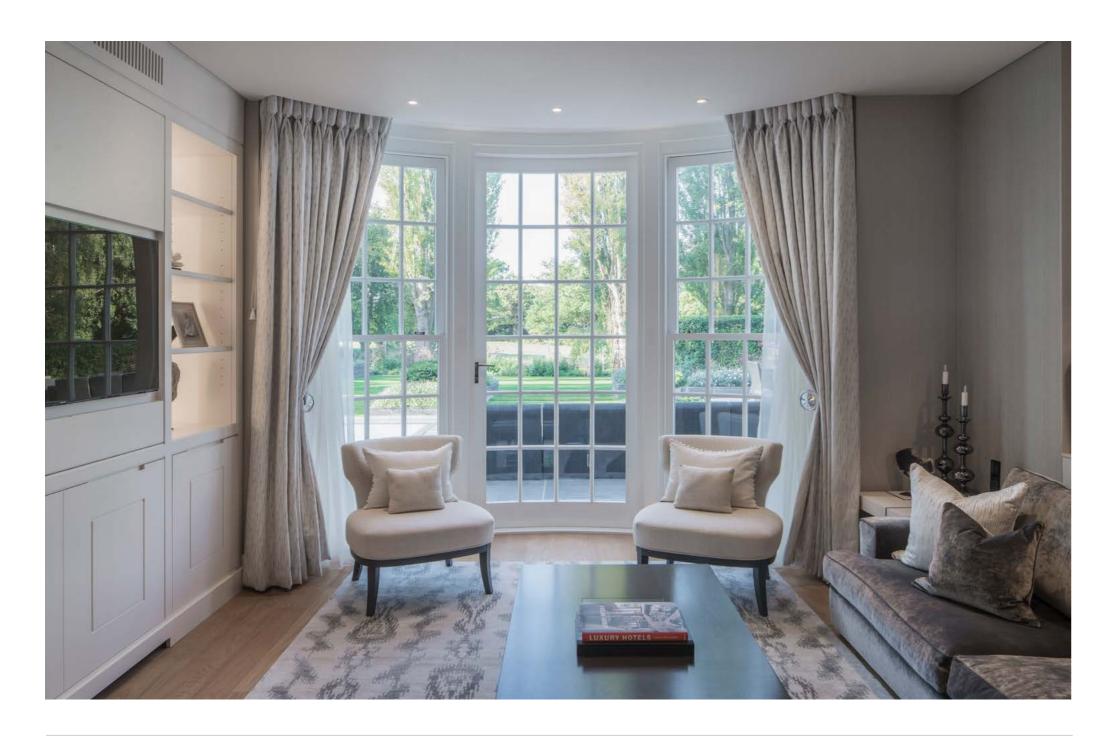
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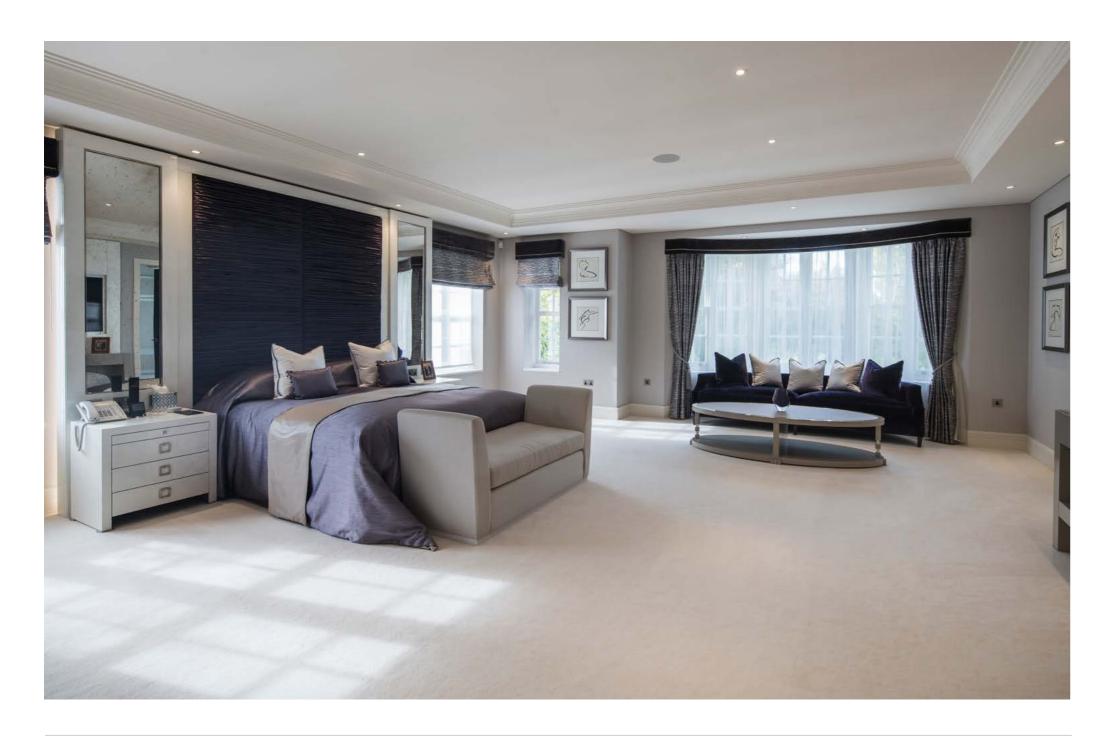




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## **AMENITIES**

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.





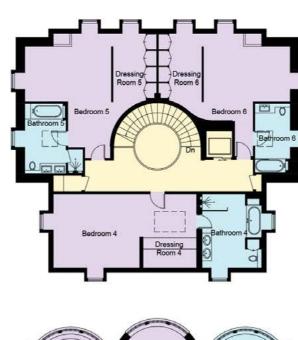
FLOORPLAN

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

Basement













Site Plan



(Site Plan Not To Scale)

TERMS
Freehold
£24,950,000
Council Tax Band: H
EPC: B
Viewings By appointment only

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