

# WOODLANDS

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Winnington Road | London N2



## WOODLANDS



An elegant detached freehold house occupying a prime position on Winnington Road.

This fine family residence is set well back from the road behind a gated carriage driveway which provides ample secure parking and leads to a large garage.

The house occupies a substantial plot and features a magnificent and mature rear garden extending to over 220' in depth.



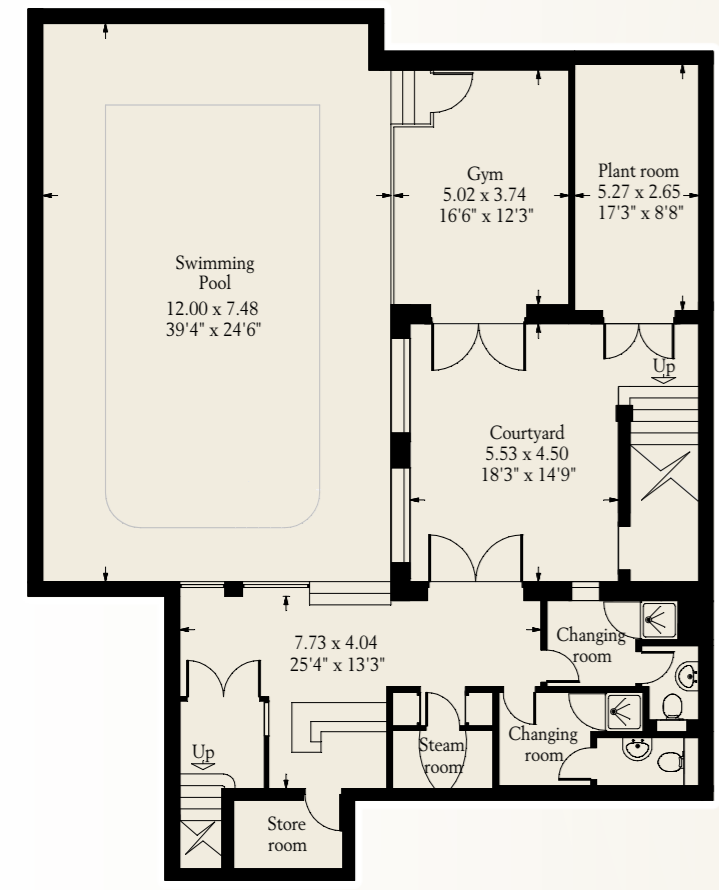


Accommodation is arranged over four floors with the centre of the house being a dramatic galleried staircase naturally illuminated by a large skylight. The ground floor features four large reception rooms and a 28' custom built kitchen/family room. On the upper floors there are seven bedroom suites including a master bedroom of 30' x 19' with his and her dressing rooms and bathrooms.

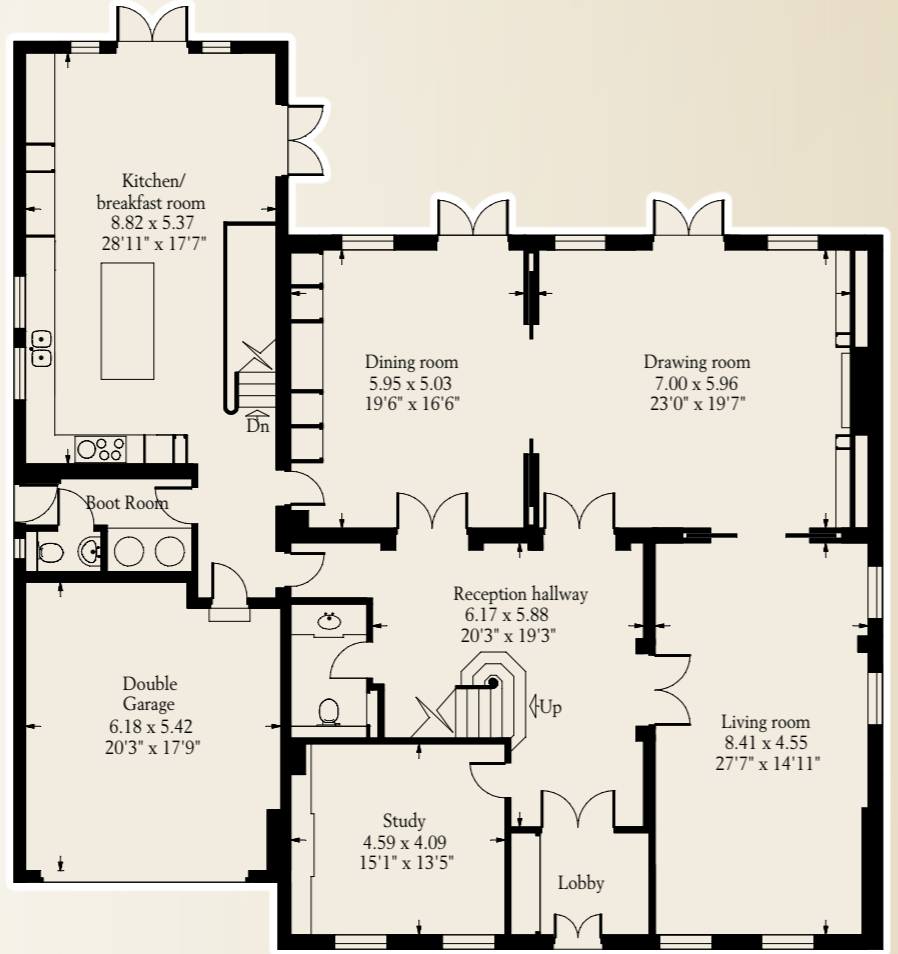
The garden level is devoted to luxurious leisure and includes a large swimming pool, gymnasium with a glass wall overlooking the pool, steam room and two changing rooms.

Winnington Road runs off Hampstead Lane and is opposite the magnificent grounds of Kenwood House which lead directly to the unspoilt 790 acres at Hampstead Heath. The fashionable villages of Hampstead and Highgate are close by with their wide range of boutiques and restaurants.

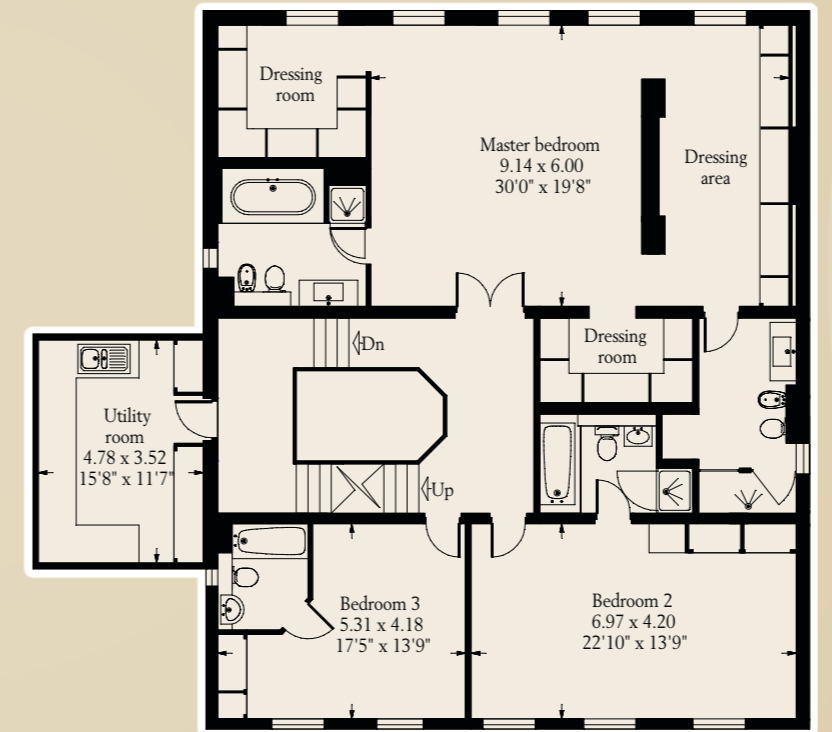
Gross Internal Area (Approx.)  
 788 Square Metres  
 8,482 Square Feet



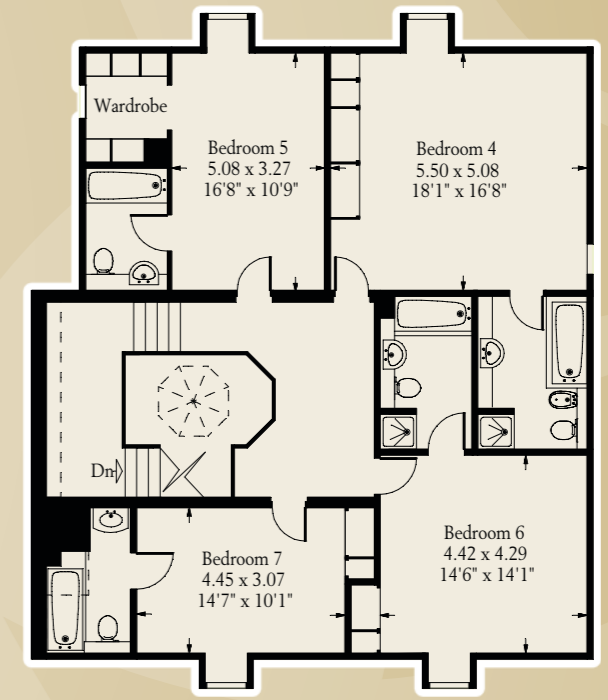
Lower Ground Floor



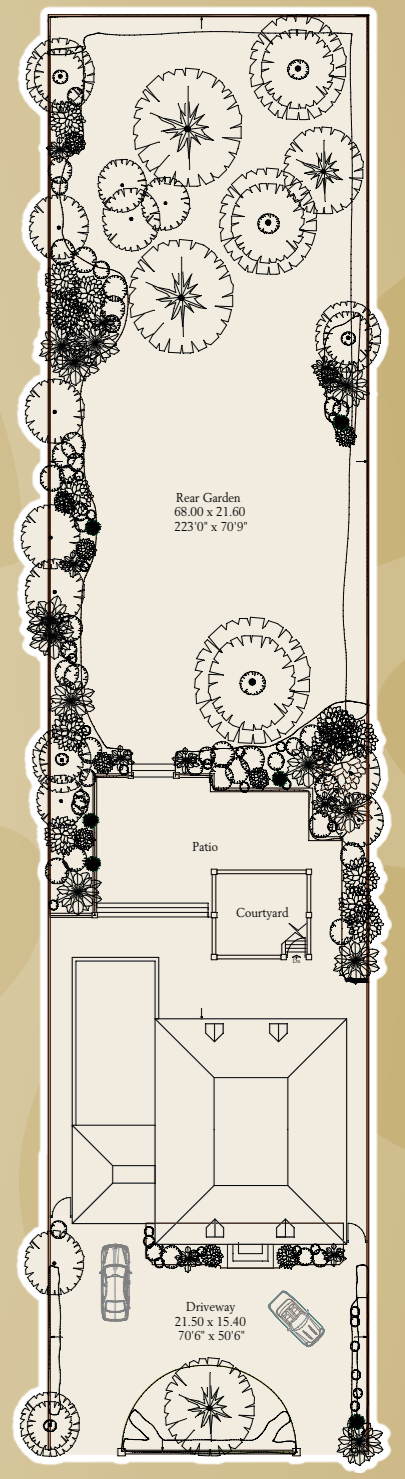
Ground Floor



First Floor



Second Floor



Site Plan



- 23' x 19' Drawing room
- 27' living room
- Study
- Dining room
- 28' Kitchen/family room
- 30' Master bedroom with his and her bathrooms and dressing rooms
- 6 Further bedroom suites
- Dramatic central galleried staircase
- Leisure complex with swimming pool
- Gymnasium
- Steam room and changing rooms
- Large utility room
- Sweeping gated carriage driveway
- Double garage
- Magnificent 223' secluded and mature rear garden

**SOLE SELLING AGENTS**

**PRICE ON APPLICATION**



**IMPORTANT NOTICE**

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.