

MONTANA

WINNINGTON ROAD

LONDON N2

savills

A HANDSOME DETACHED HOUSE STANDING ON A PRIME WEST-FACING PLOT WITH PERMISSION TO REDEVELOP



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This very attractive double fronted property is offered for sale for the first time since it was built in the 1950s. It occupies one of the most fabulous plots in Winnington Road. Nestled beautifully between the gardens along Holne Chase and Hampstead Golf Club, this house is surrounded by green and wonderful far reaching views from its upper floors.

Our client has recently received Local Authority and Conservation Area planning consent not only to demolish the existing property but to construct a new state of the art c.8,240 sq.ft. property with basement and leisure. Consented plans available upon request.

This property is one of the remaining few properties in Winnington Road that is able to qualify for such permission and combined with its west facing aspect over the golf club, it really is a wonderful opportunity to create a bespoke home in a prime position.



ACCOMMODATION

- | Large entertaining space
- | Double garage
- | Carriage driveway
- | West facing plot
- | Planning consent for redevelopment
- | 3 Bedrooms
- | 2 Bathrooms
- | EPC Rating = E
- | Council Tax = H

TERMS

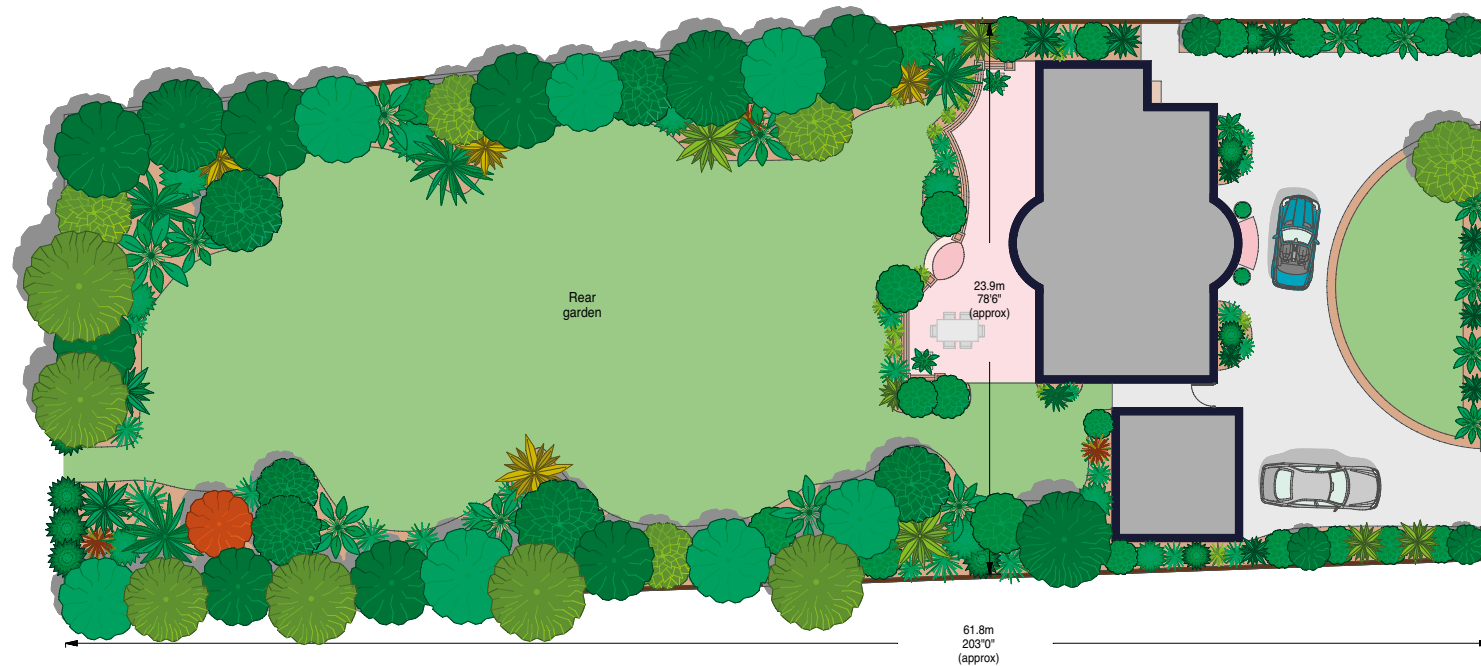
Offers in Excess of £5,375,000 - Freehold

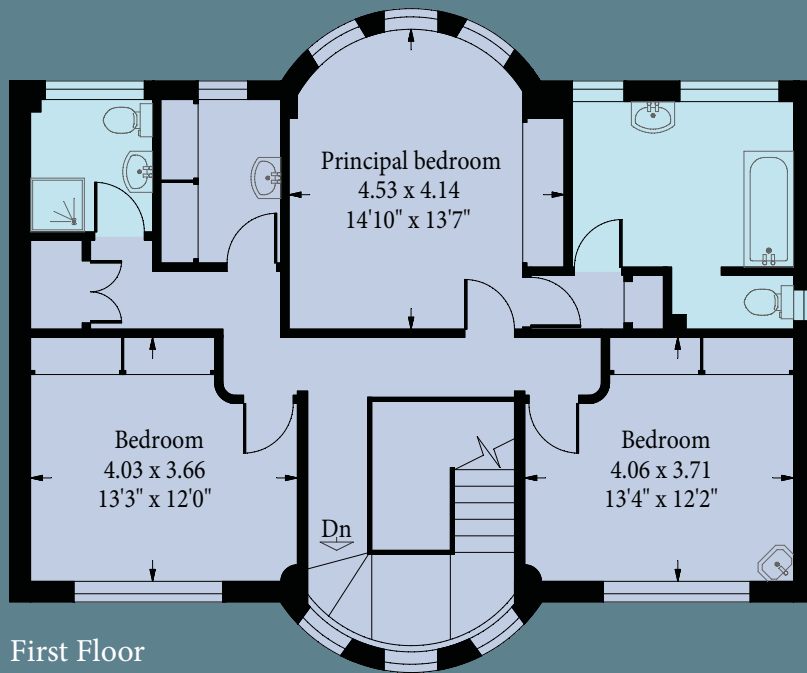
VIEWING

Strictly by appointment with Savills.

Approximate site area: 0.35 acres

For identification purposes only. Not to scale

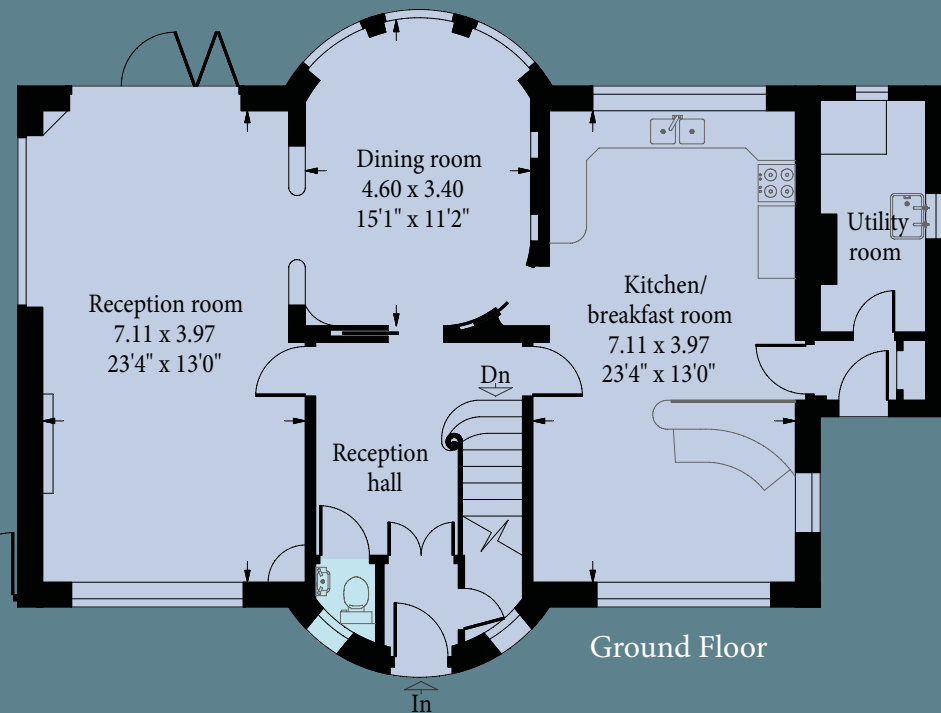
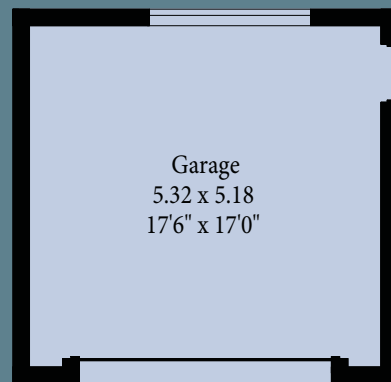




GROSS INTERNAL AREA (APPROX.)

House - 186.6 sq m (2,009 sq ft)

Garage - 27.5 sq m (297 sq ft)



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Important notice

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