



WINNINGTON ROAD
HAMPSTEAD, N2

savills

A newly built mansion of approximately 10,833 sq ft (1,006.4 sq m) designed and finished to an exemplary standard incorporating every conceivable facility and luxury.



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.

NOTE: Photos are from October 2021





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SITUATION

Winnington Road is highly desirable and is parallel to The Bishop's Avenue. Hampstead Golf course backs onto Winnington Road and Highgate Golf course is just over one mile away. Hampstead Heath and Kenwood can be found off Hampstead Lane close to its junction with Winnington Road. Baker Street and London's West End is approximately 4 miles distant.



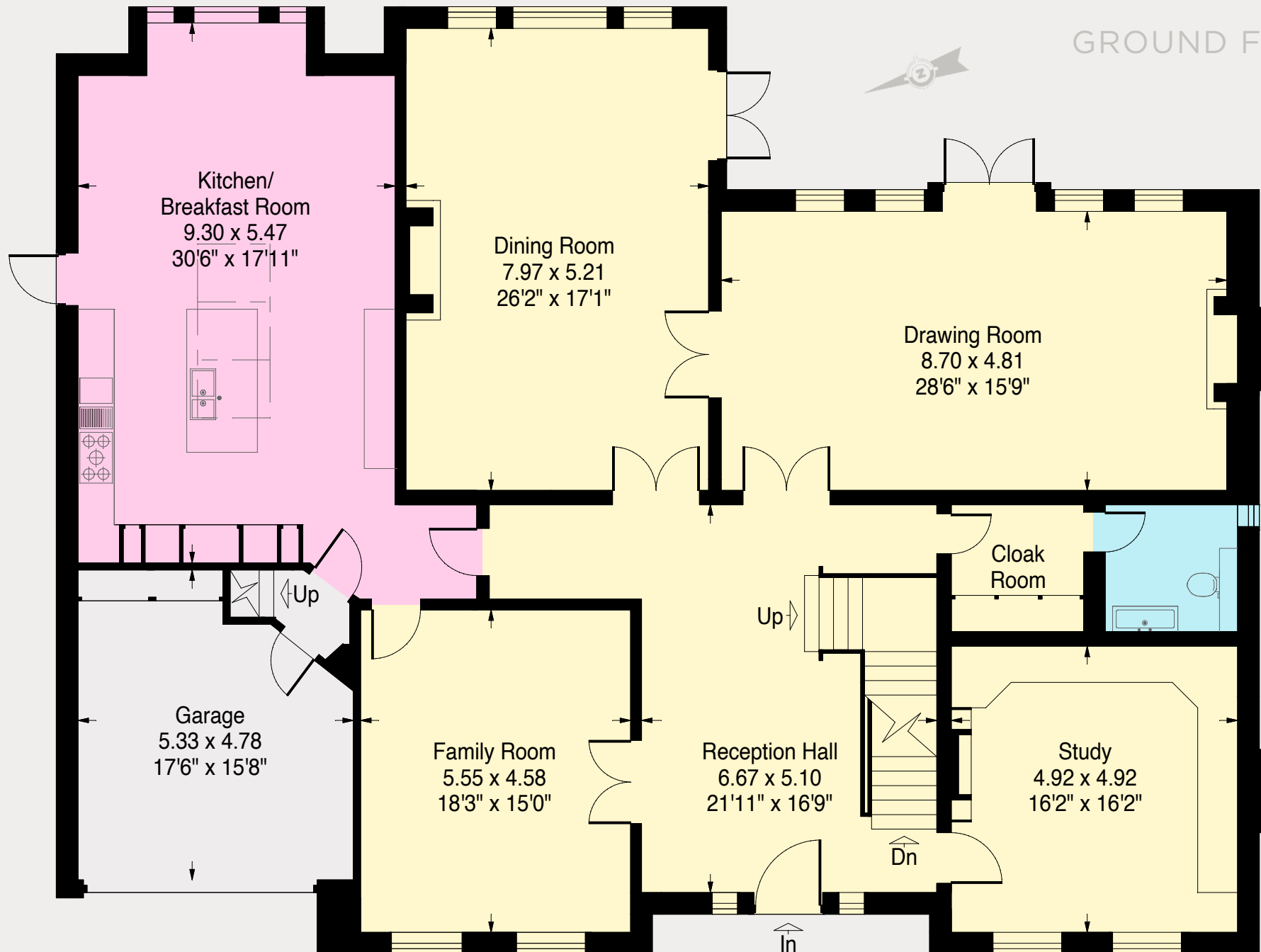
ACCOMMODATION & AMENITIES

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

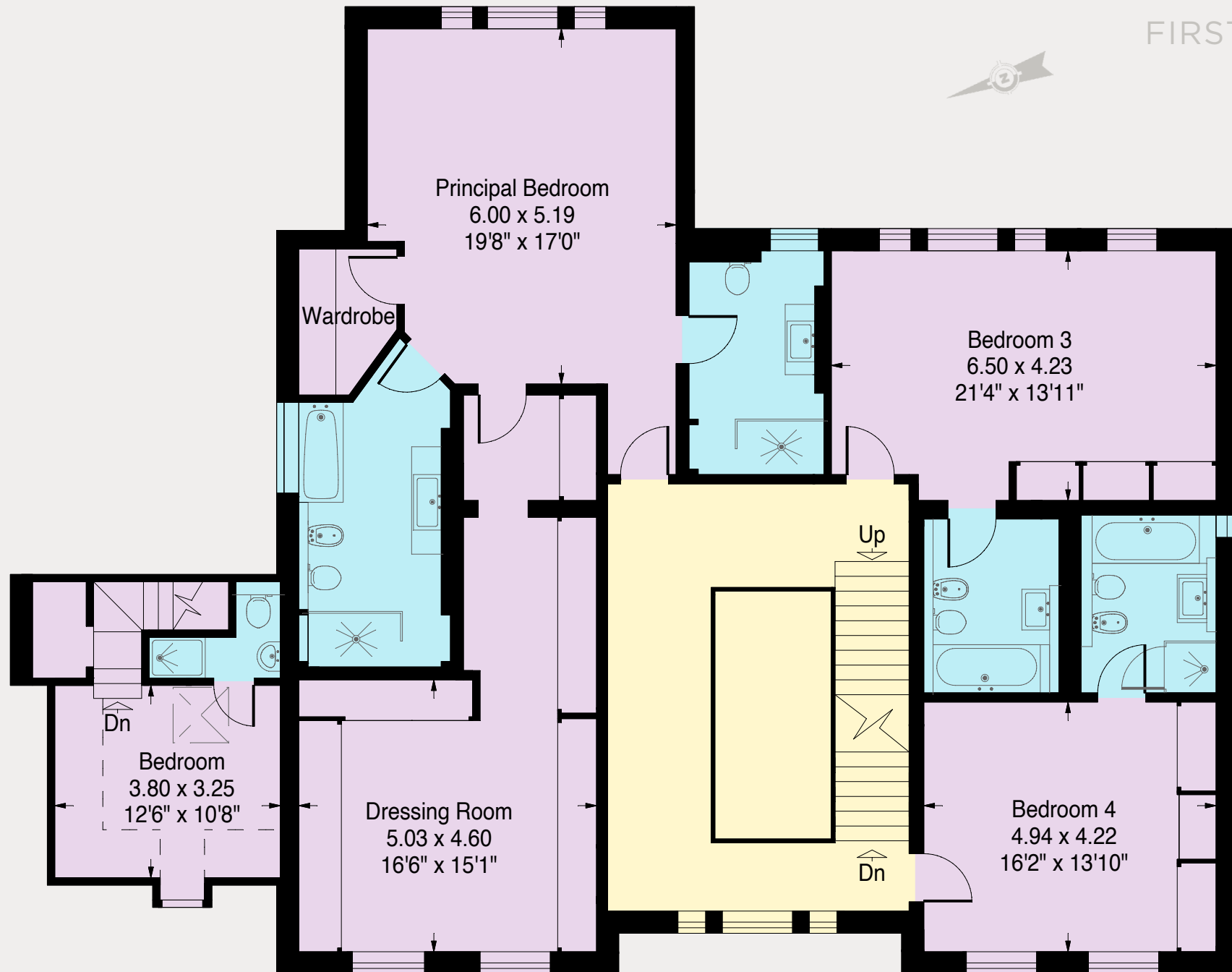




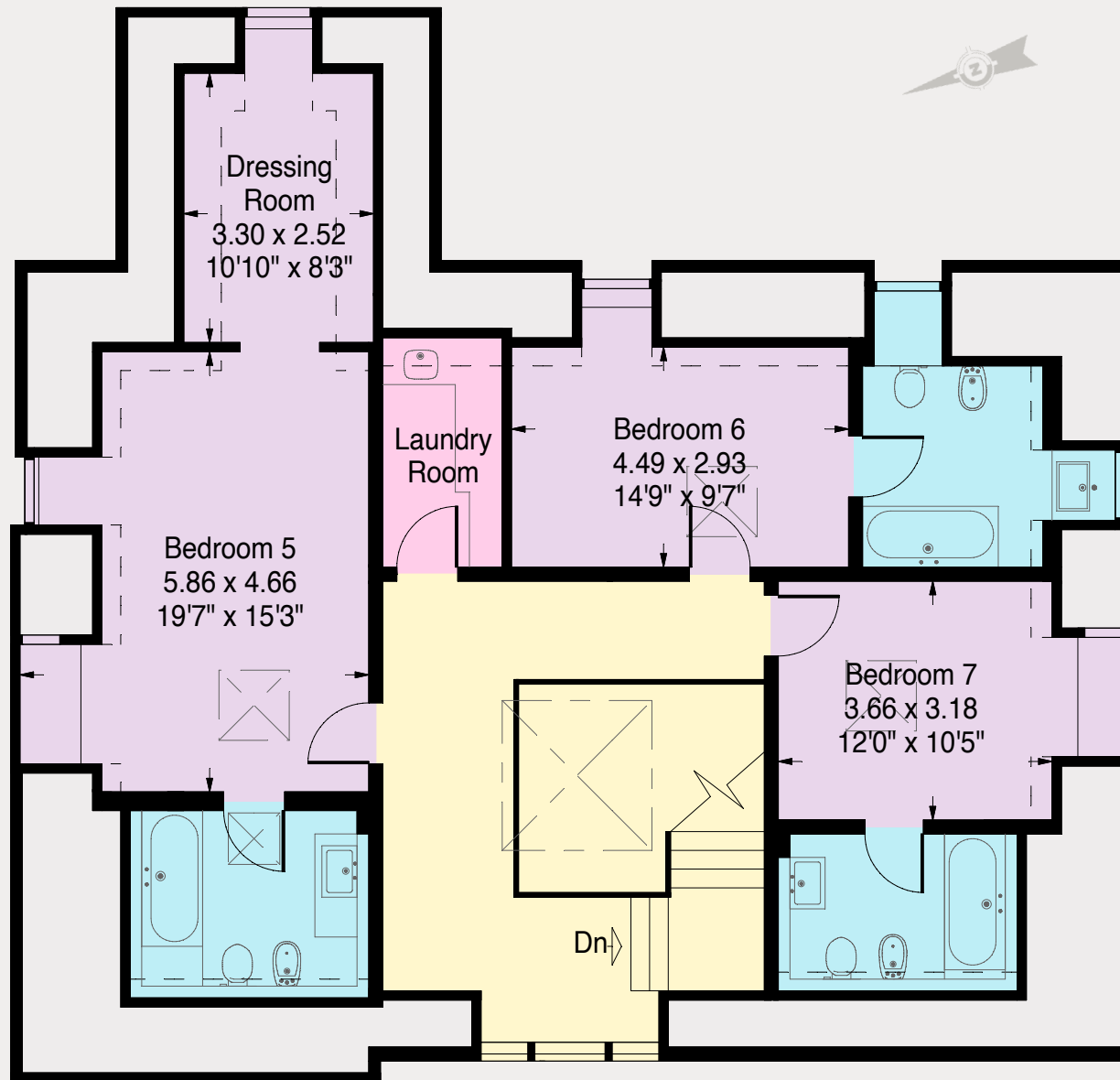
GROUND FLOOR



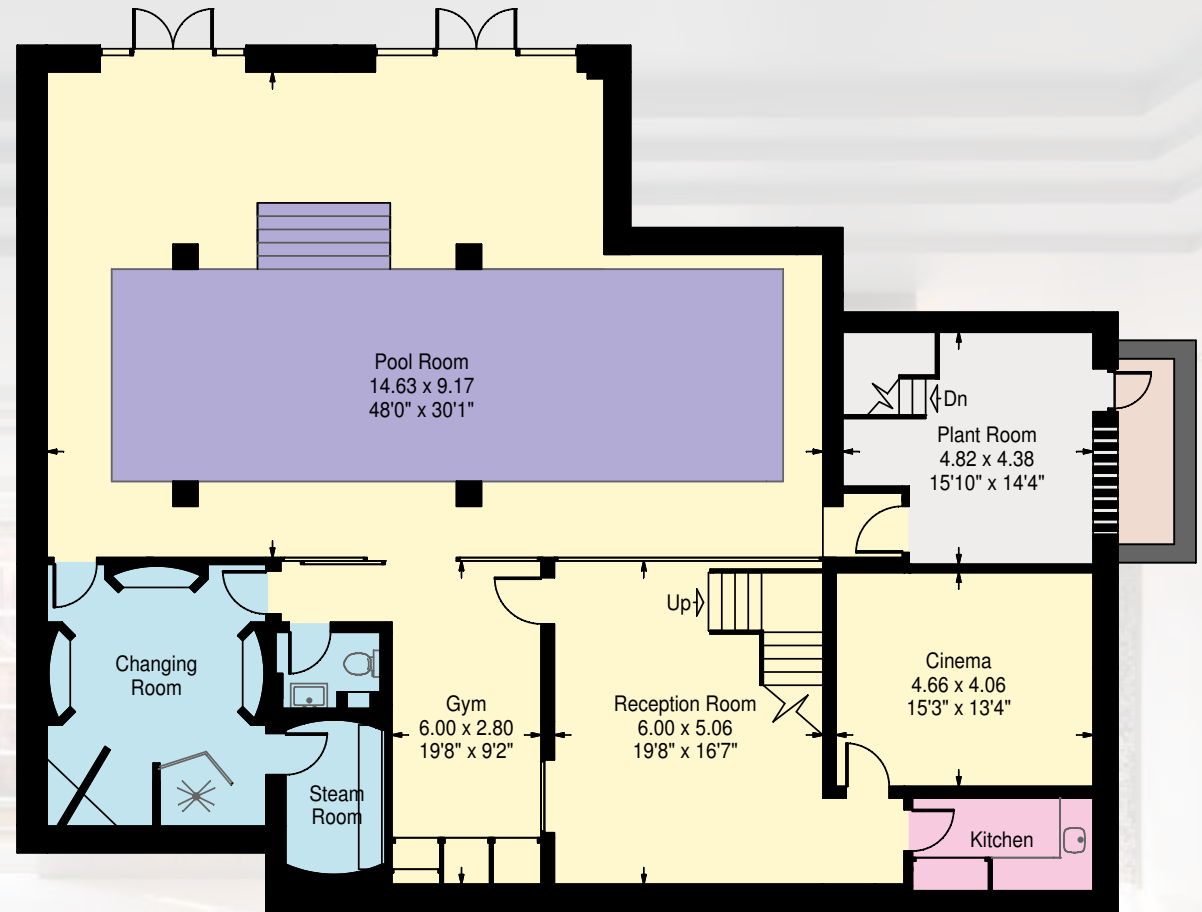
FIRST FLOOR



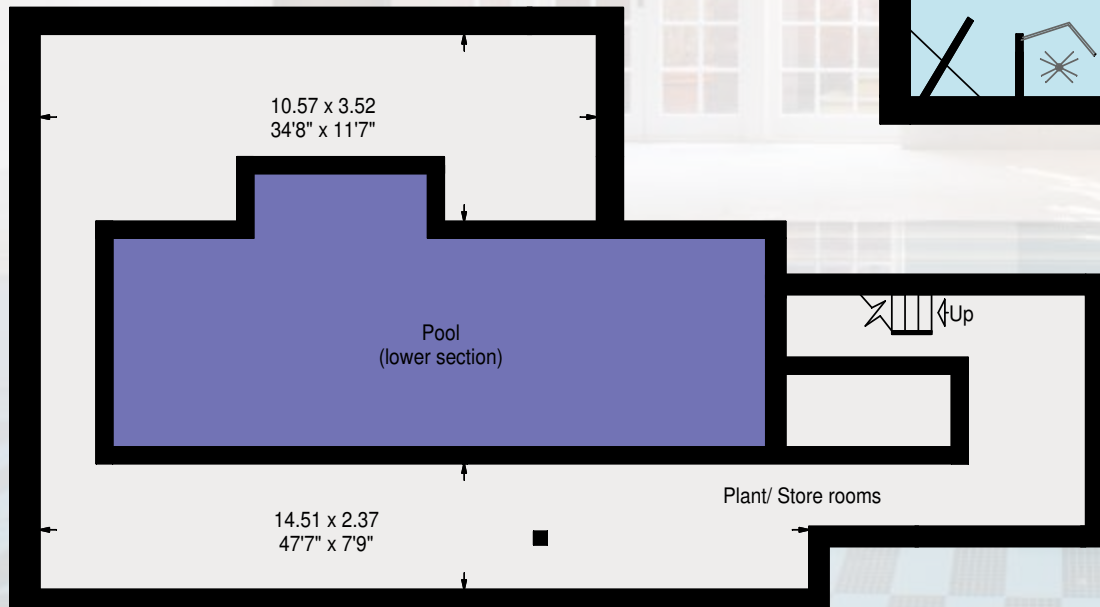
SECOND FLOOR



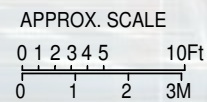
APPROXIMATE GROSS INTERNAL FLOOR AREA
1006.4 SQ.M / 10,833 SQ.FT.
(INCLUDING LOWER BASEMENT. NOT INCLUDING
REDUCED
HEIGHT AREA, BELOW 1.5M - 57.0 SQ.M / 614 SQ.FT.)
TOTAL - 1063.4 SQ.M / 11,446 SQ.FT.



BASEMENT



LOWER-BASEMENT



GUIDE PRICE

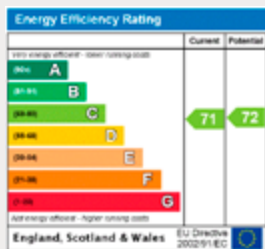
On application

TENURE

Freehold

LOCAL AUTHORITY

London borough of Barnet



Viewing: Strictly by appointment with Savills.

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