



HURST LODGE
WINNINGTON ROAD
LONDON N2



AN EXCEPTIONAL GATED FAMILY HOME

An exceptional gated family home approximately 5,246 sq ft arranged over three floors, located in one of the most sought-after streets in Hampstead Garden Suburb. The property comprises a principal bedroom leading to a spacious walk-in wardrobe and bathroom, five additional double bedrooms all with fitted wardrobes, three bathrooms, guest WC and ample storage space. This wonderful property features exceptional entertaining space with a double reception room, an elegant dining room, a spacious eat-in kitchen and a utility room. The property benefits from a magnificent garden with access from either side of the house with a guest house. There is also a private golf course opposite the house.

There is CCTV, an entry phone system, underfloor heating and a large driveway for multiple cars.

Planning approved in January 2024 to increase the home to circa 16,568 sqft; including a comprehensive extension above ground, swimming pool and leisure complex in the basement and the addition of a passenger lift.

GUIDE PRICE £13,500,000

TENURE Available Freehold

LOCAL AUTHORITY London Borough of Barnet

COUNCIL TAX BAND H

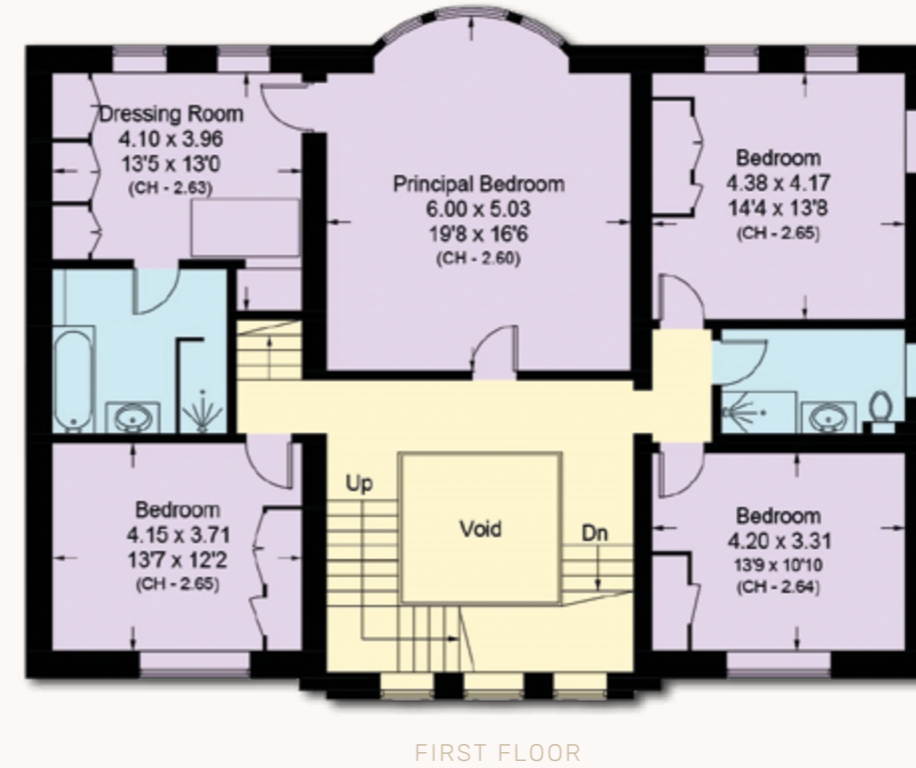
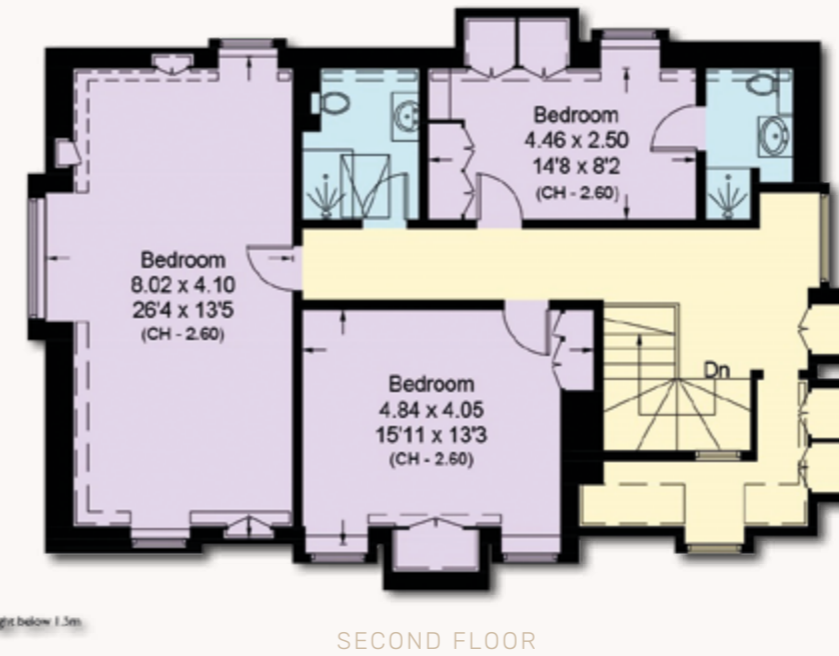
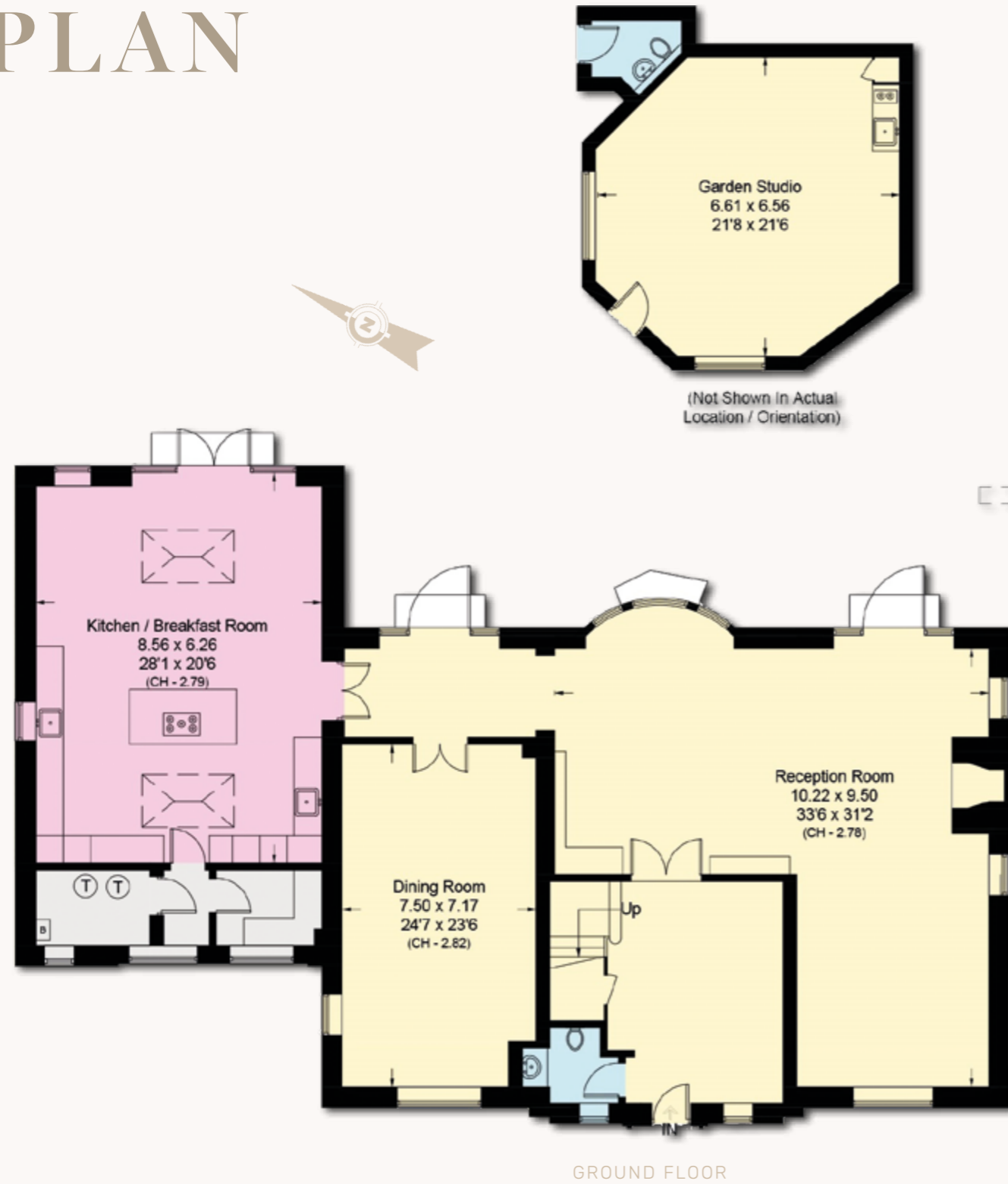








EXISTING PLAN



APPROXIMATE AREA
4,802 sq ft / 446.1 sq m
(Excluding Void)
Including Limited Use Area 151 sq ft / 14.0 sq m

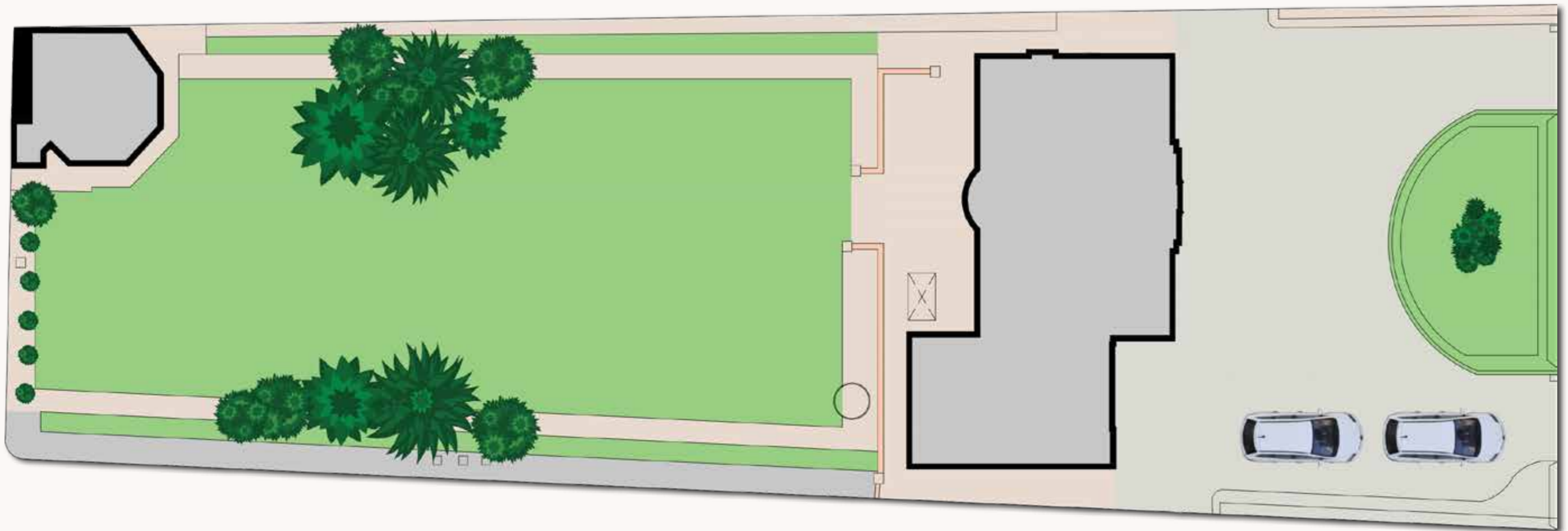
OUTBUILDING
444 sq ft / 41.3 sq m

TOTAL
5,246 sq ft / 487.4 sq m

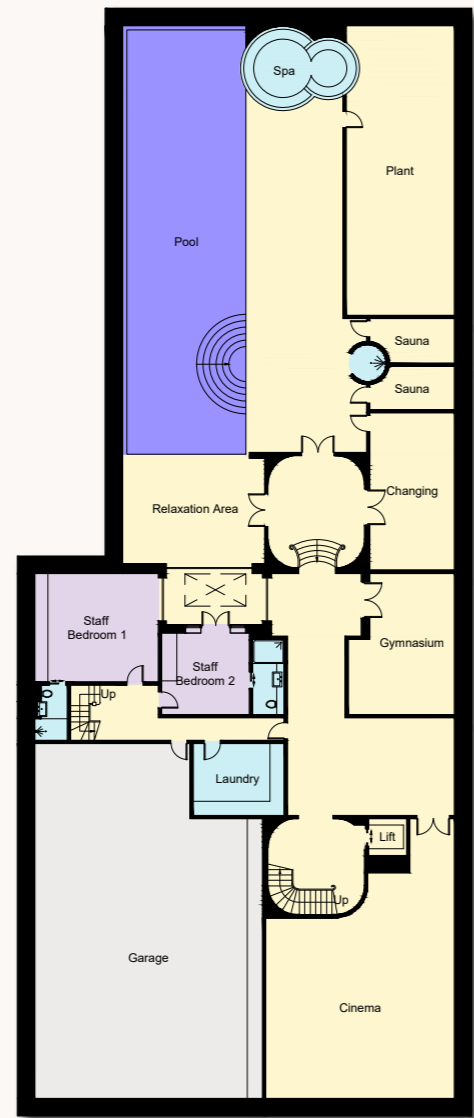
Reduce head height below 1.5m

SITE PLAN

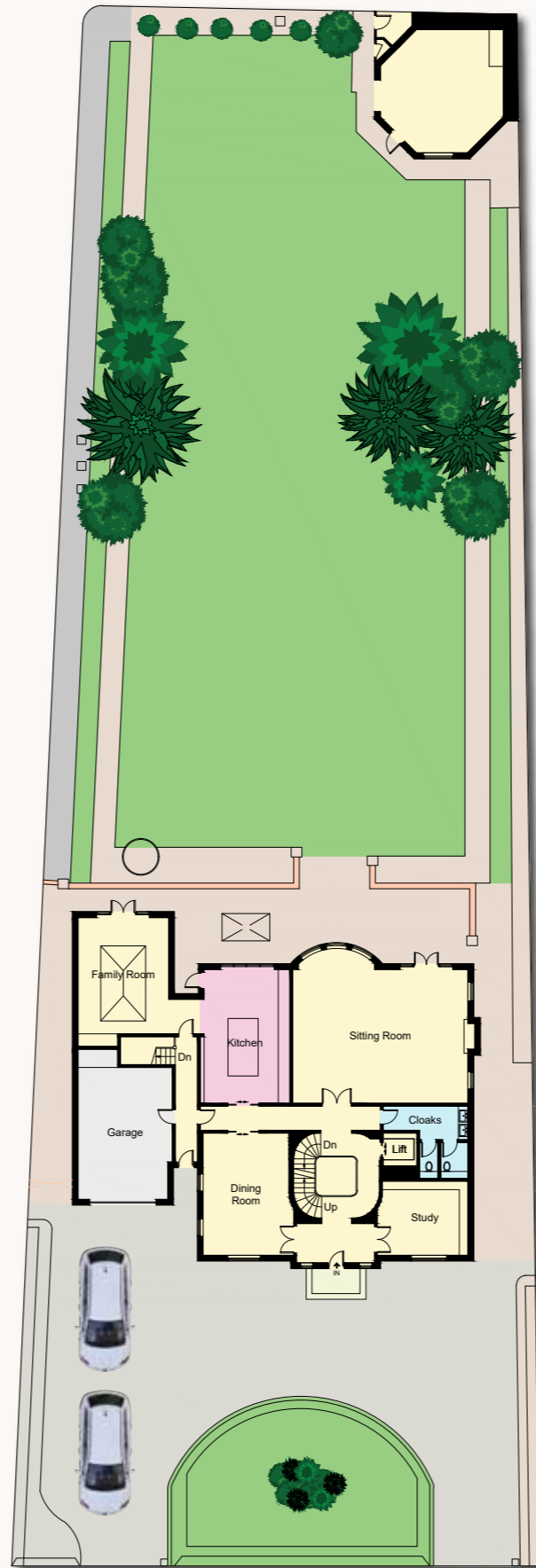
APPROXIMATE 0.53 ACRE SITE



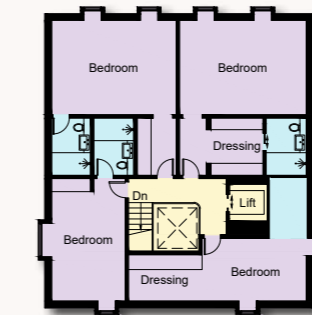
PROPOSED PLAN



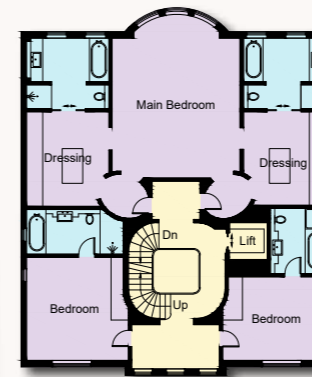
BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROXIMATE AREA
7,097 sq ft / 659.3 sq m

BASEMENT
9,086 sq ft / 844.1 sq m

OUTBUILDING
385 sq ft / 35.8 sq m

TOTAL
16,568 sq ft / 1,539.2 sq m
(Excluding Roof Opening Over)
(Approximate 0.53 Acre Site)



PROPOSED CGI PHOTO



PROPOSED CGI PHOTO



PROPOSED CGI PHOTO



PROPOSED CGI PHOTO



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