



Winnington Close, London, N2 0UA  
Price on Application

6 4 4 F

A set of four white icons on a dark background. From left to right: a bed icon with the number '6' below it, a bathtub icon with the number '4' below it, a sofa icon with the number '4' below it, and a menu icon (three horizontal lines) with the letter 'F' below it.







Price on Application

# Winnington Close

Hampstead Garden Suburb, N2

- Opportunity for refurbishment or redevelopment
- Lapsed consent for new 13,000sq ft/1207sq m house
- Double garage
- Quiet close off of Winnington Road
- Approx 0.5 acres
- Existing house 4,171 sq ft/387.5sq m

Available for the first time in 40 years is this exceptional home in this desirable close just off Winnington Road, N2.

The property offers a great opportunity to any incoming purchaser to create a substantial new home to their own specification subject to the usual consents. There is a lapsed planning consent from 2015 that permitted a new house of approx 13,000 sq ft/1207 sq m.

The current home extends to approx 4,171 sq ft set on a substantial plot of just under half an acre. The current accommodation is set over 3 floors and comprises 6 bedrooms, 4 bathrooms (3 en-suite) and 4 reception rooms, a double garage and an annex.

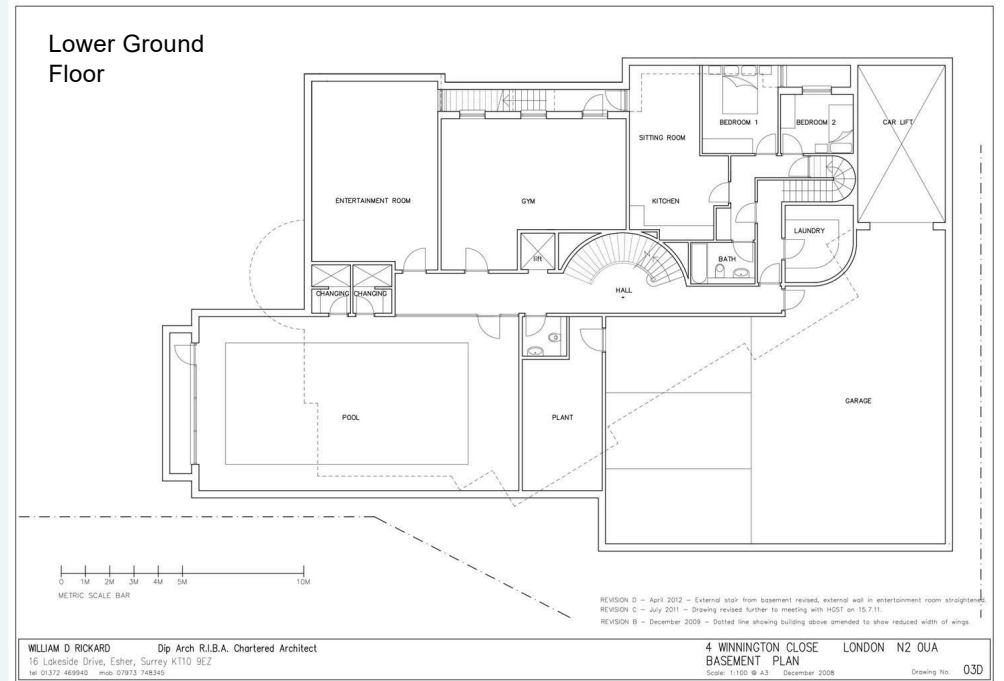
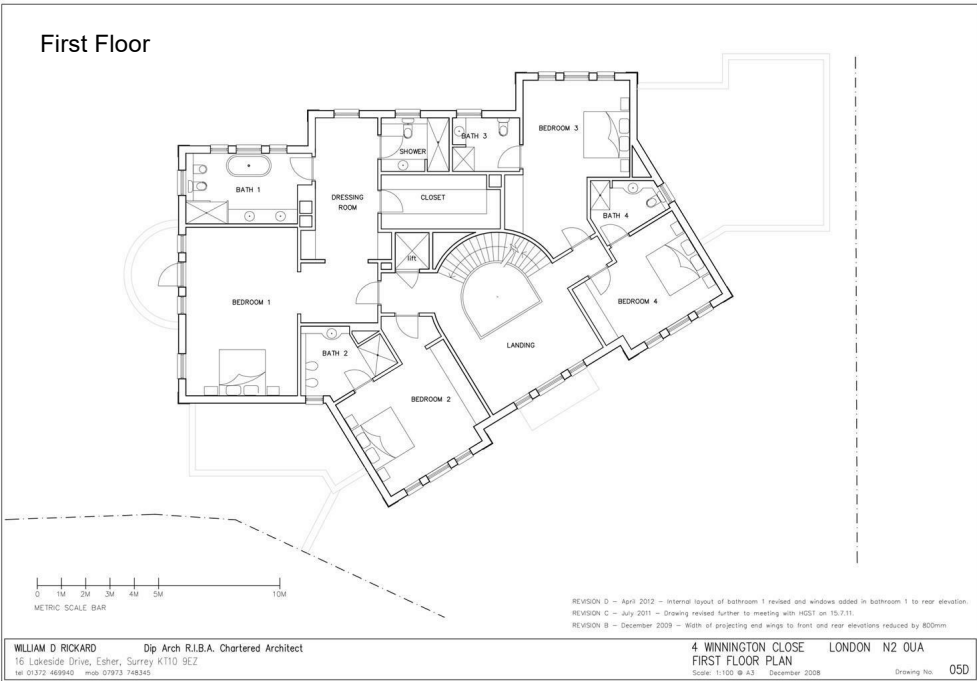
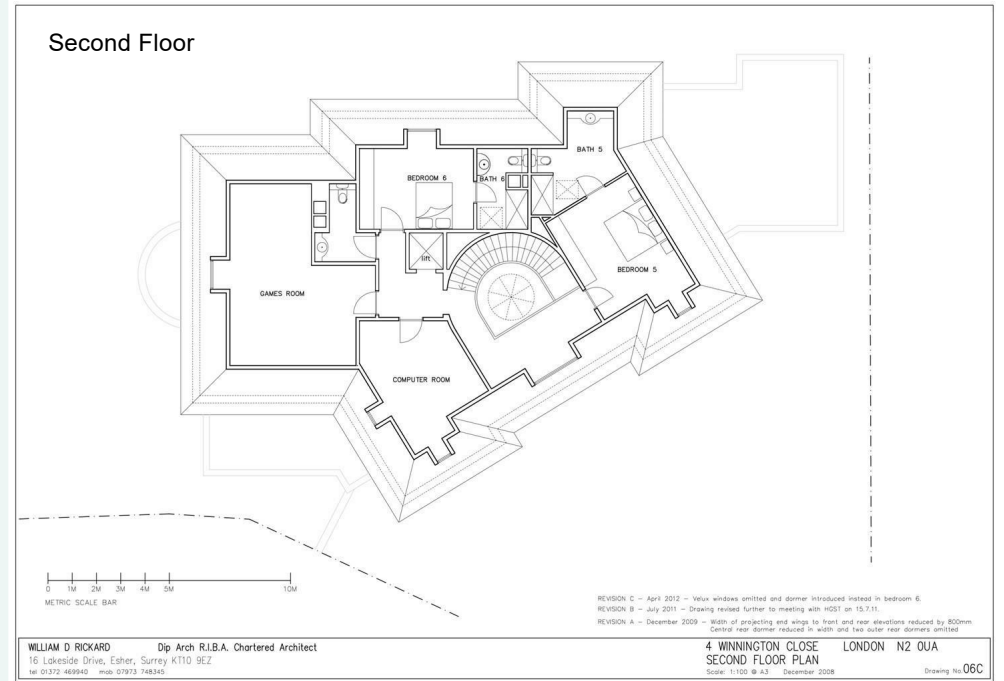
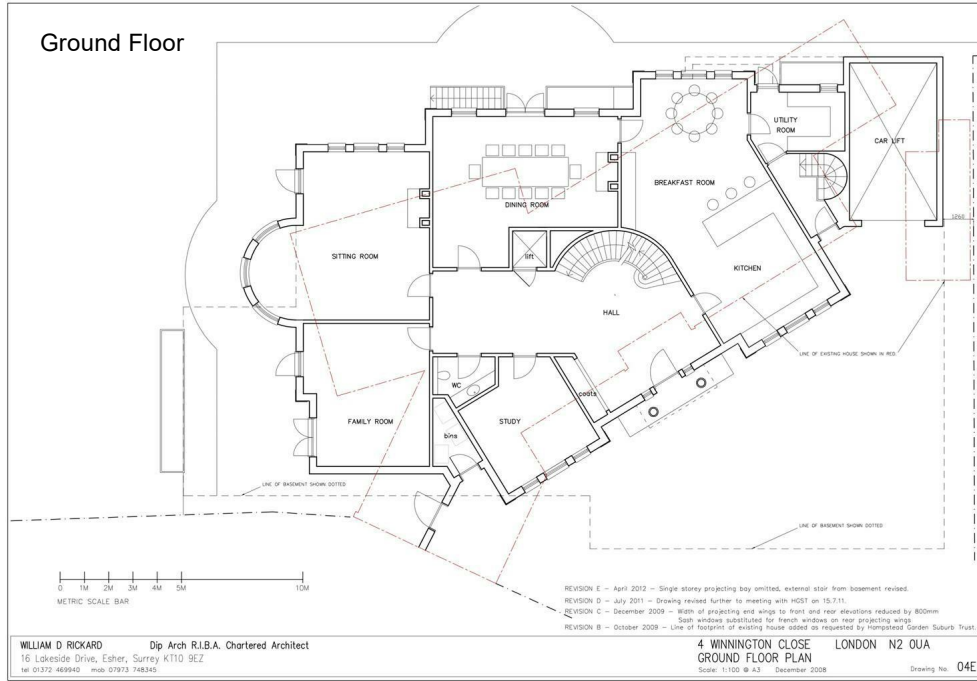
PLEASE NOTE - The house and part of the garden are held on a freehold basis. However, there is a strip of land that forms part of the garden which is held on a lease from Thames Water (99years from 1996).





# Proposed Plans

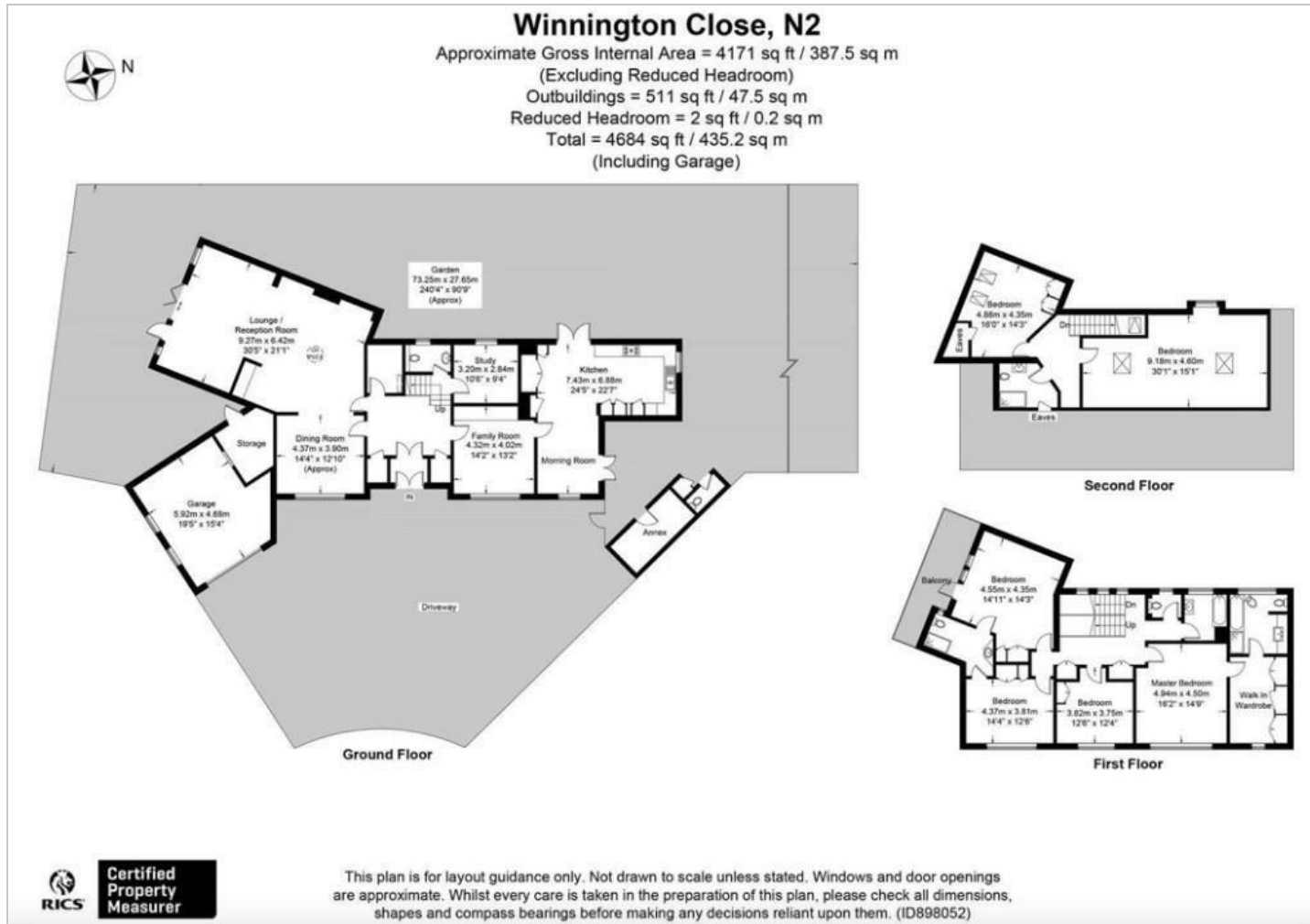
## Previously approved but now lapsed.



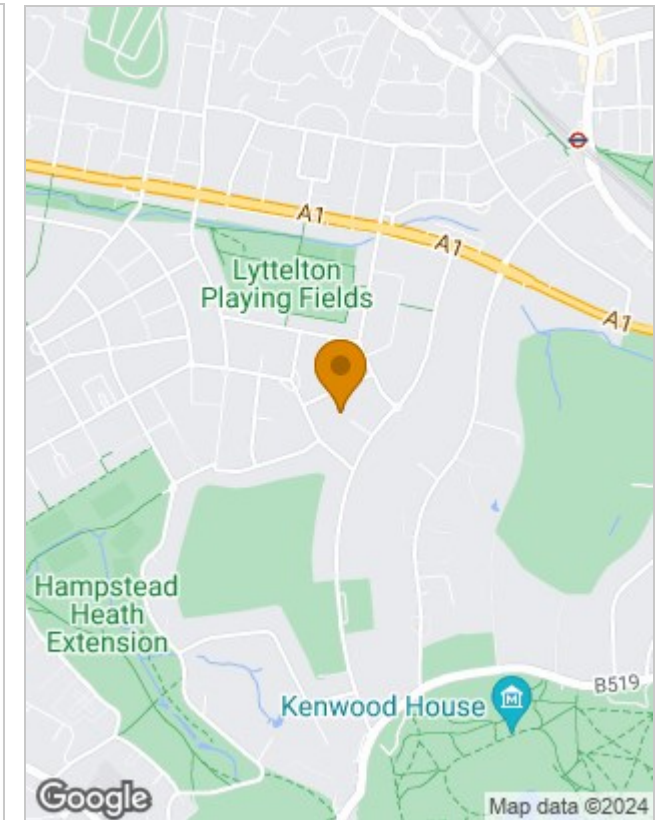




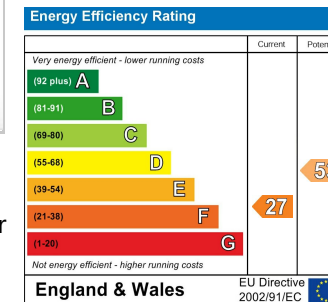
## Existing Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our GA Residential Office on 020 3637 4477 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.