



WINNINGTON ROAD, LONDON, N2.

Price
£2,300 per week

Set in one of Hampstead's most sought after areas, this superb house is set in a magnificent wooded garden and has an indoor swimming pool. The house has been newly decorated throughout and is ideal for formal entertaining.

Details

- 5 Bedrooms
- 4 Bathrooms (3 en suite)
- 5 Reception Rooms
- Cloakroom
- Fully Equipped Kitchen
- Double Garage
- Garden Indoor Swimming Pool
- Sauna
- Conservatory
- Security Alarm
- Servants Quarters: Bedroom

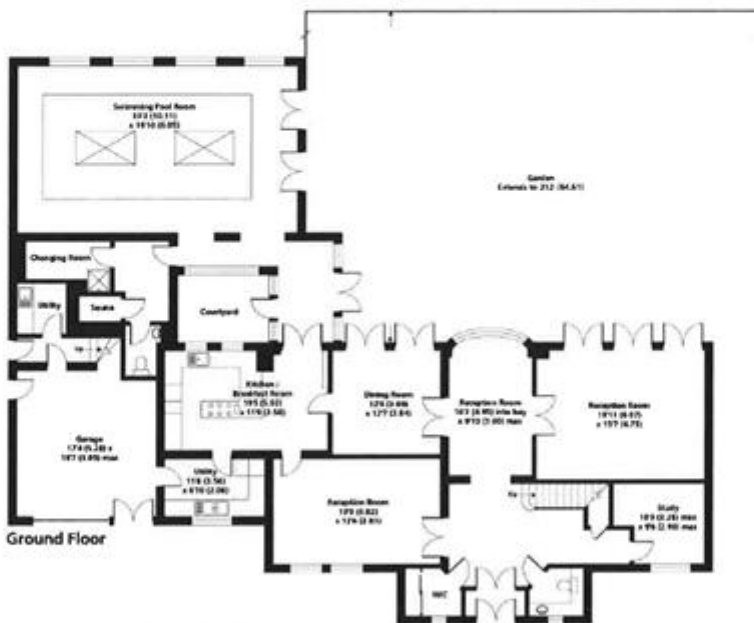
Bathroom
Reception Room











Winnington Road N2
Gross Internal Floor Area 4969 sqft 461.6 sqm (includes garage)
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Terms and Conditions

Available: Available Now For Long Let
Price: £2,300 per week

EPC Information

Energy Performance Certificate

33 Winton Road
LONDON
N2 0TR

Dwelling type: Detached house
Date of assessment: 07 November 2009
Date of certificate: 09 November 2009
Reference number: 8151-6629-6699-3063-1006
Type of assessment: RdSAP, existing dwelling
Total floor area: 299 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs
A
B
C
D
E
F
G
Not energy efficient - higher running costs

Current: G Potential: B7

England & Wales EU Directive 2002/91/EC

Environmental Impact Rating (CO₂)

Very environmentally friendly - lower CO₂ emissions
A
B
C
D
E
F
G
Not environmentally friendly - higher CO₂ emissions

Current: b1 Potential: a1

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	357 kWh/m ² per year	200 kWh/m ² per year
Carbon dioxide emissions	18 tonnes per year	10 tonnes per year
Lighting	£312 per year	£156 per year
Heating	£2485 per year	£1372 per year
Hot water	£230 per year	£201 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT