



Broad Walk, Winchmore Hill

£6,250,000

Havilands

the advantage of experience



- Prestigious Broad Walk address in N21, backing directly onto Grovelands Park
- Exceptional detached five-bedroom residence extending to 9,820 sq ft
- Three elegant reception rooms, study and games room on the ground floor
- Stunning indoor swimming pool with steam room and shower room featuring a moisture-resistant latex ceiling, heated ventilation and a sunken electric roller cover
- Bespoke Tim Moss kitchen with underfloor heating and Italian porcelain tiles
- Expansive master suite with dressing room, en-suite and balcony overlooking garden
- Purpose-built gym/cinema room with professional flooring
- Beautifully landscaped rear garden extending to approx. 170ft
- Secure gated driveway with large double garage featuring bespoke doors
- Excellent transport links and highly regarded state & independent schools nearby

For more images of this property please visit havilands.co.uk



One of North London's most prestigious settings - This exceptional, detached, five bedroom property brings together remarkable, elegant design and contemporary living. Extending to an impressive 9,820 sq ft across three floors, the property offers:

Ground Floor: Three Reception Rooms, Study, Games Room, Kitchen, Utility Room and WC. Plus a stunning Indoor Swimming Pool, Steam Room, Shower Room, Plant Room and a large Double Garage set behind a gated driveway.

First Floor: Three Bedrooms all with En-Suites, two with Dressing Rooms, Balcony overlooking garden from Master Bedroom, plus an expansive Gym/Cinema Room.

Second Floor: Additional Two Bedrooms and Bathroom.

To the rear, the substantial, mature Garden stretches to approximately 170ft, and enjoys a privileged backdrop of renowned Grovelands Park - complete with boating lake, café, pitch and putt and nature trails.

Located on the highly desired Broad Walk, N21, the property is just a short walk from Winchmore Hill Mainline Station, offering direct rail links to Moorgate (approx. 30 minutes) and within easy reach of Southgate Station (Piccadilly Line).

Renovated and extended by the current owners with exquisite attention to detail throughout, from Italian porcelain tiles and a bespoke Tim Moss kitchen with underfloor heating, to oak parquet flooring in the Games Room. The pool room boasts a moisture-resistant latex ceiling, heated ventilation and a sunken electric roller cover, while the first-floor gym features high-quality purpose-built flooring. The double garage showcases bespoke overlap doors, and an ADT security system for modern convenience and peace of mind.

Ideally located for families, with St Paul's CofE, Grange Park Primary and Winchmore School all close by, alongside respected independents including Keble Prep, Grange Park Prep and Palmers Green High.

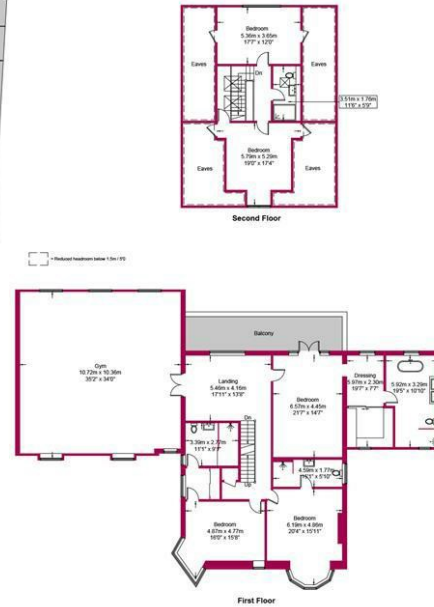
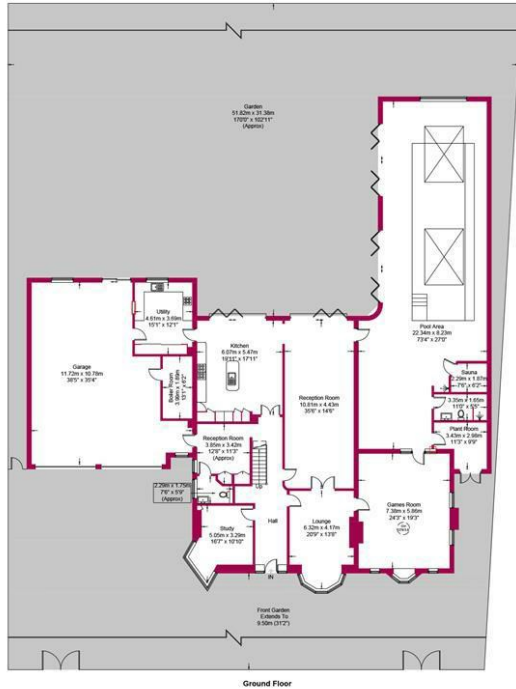
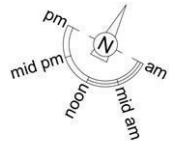
This is a home designed for those seeking something truly special.

For more images of this property please visit havilands.co.uk

Broad Walk, N21

Approximate Gross Internal Area = 9820 sq ft / 912.3 sq m

Restricted Height = 645 sq ft / 59.9 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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