



Broad Walk, Winchmore Hill

£5,750,000

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
- Opportunity to expand or enhance further as the property has historic planning permission for two 4,700 sq ft dwellings
- 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



the advantage of experience

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



Set within one of North London's most prestigious residential settings, this exceptional detached five-bedroom residence offers an outstanding blend of architectural elegance and contemporary luxury, extending to approximately 9,820 sq ft arranged across three beautifully designed floors.

The ground floor is dedicated to refined entertaining and relaxed family living, comprising three impressive reception rooms, a private study, games room, and a bespoke kitchen with adjoining utility room and WC. A true centrepiece of the home is the outstanding leisure complex, featuring a luxury indoor swimming pool, steam room, shower room, plant room, and double garage, all discreetly positioned behind a secure gated driveway.

The first floor hosts three luxurious bedroom suites, each with en-suite facilities, two further benefiting from bespoke dressing rooms. The principal suite enjoys access to a private balcony, while a dedicated gym / cinema room completes this level.

The second floor provides two further bedrooms and a family bathroom, offering flexible accommodation for guests or extended family.



Externally, the mature rear garden stretches to approximately 170 ft, backing directly onto Grovelands Park, with its boating lake, café, pitch-and-putt course and tranquil nature trails – a rare and privileged outlook.

Located on Broad Walk, N21, the property is within walking distance of Winchmore Hill Station (Moorgate approx. 30 minutes) and close to Southgate Underground Station (Piccadilly Line). The home has been extensively renovated and extended with meticulous attention to detail, incorporating Italian porcelain tiling, a bespoke Tim Moss kitchen with underfloor heating, oak parquet flooring, specialist pool and gym finishes, bespoke garage doors and an ADT security system. The property also benefits from historic planning permission, offering future scope for enhancement.

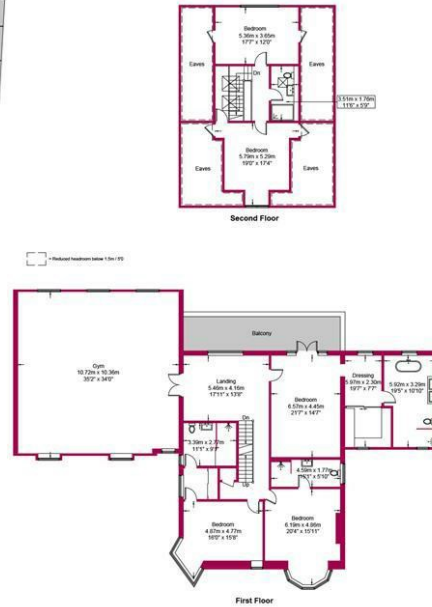
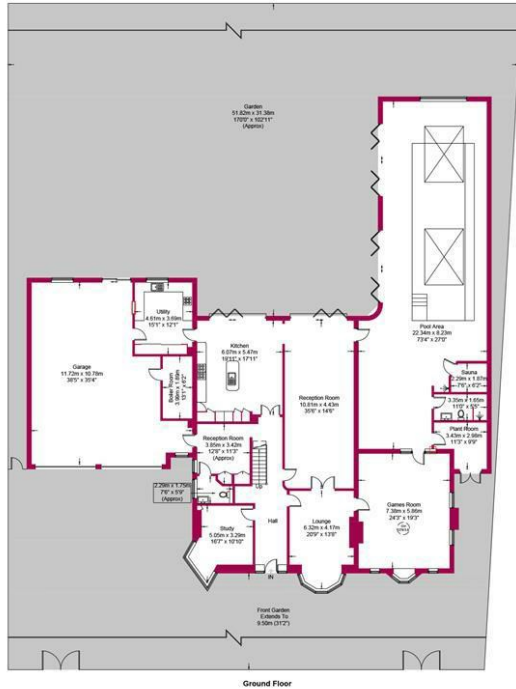
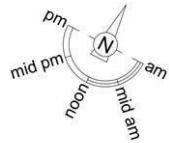
A residence of exceptional scale, privacy and distinction.

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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