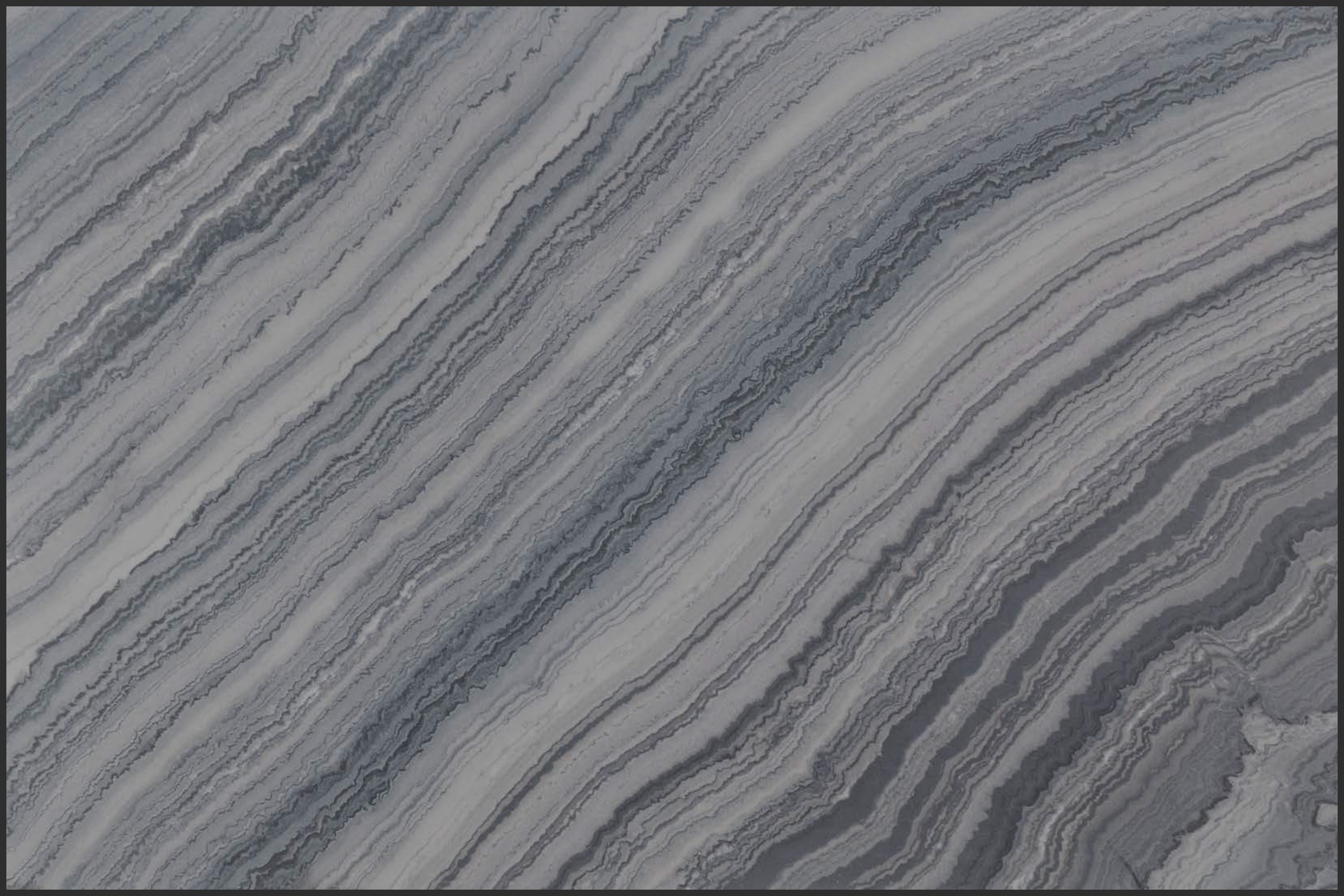




# THE HALCYON

WINNINGTON ROAD  
LONDON N2





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Situated in a private gated and security protected enclave off Winnington Road, one of Hampstead's most popular residential streets, The Halcyon is a stunning contemporary double-fronted family house featuring a private sweeping driveway and set within extensive grounds.

Accommodation includes: seven bedrooms all with en-suites, spacious living areas, grand reception rooms, an indoor swimming pool and leisure complex and a state-of-the-art cinema room. The Halcyon also offers staff quarters and garaging for six cars.

## MAKE AN ENTRANCE

The impressive light-filled marble entrance hall is set in the heart of the house, with all rooms on the ground floor leading off from the hall. The grand staircase and custom panelled lift lead up to the first and second floors with all rooms arranged around a central void and a galleried area overlooking the entrance hall below. The lower ground floor can also be accessed via the lift and an additional staircase.









## CONTEMPORARY TOUCHES

The Halcyon is the embodiment of sophisticated and elegant design with many decorative flourishes throughout, from the handcrafted Art Deco door furniture to feature fireplaces in many of the principal rooms.





### CULINARY ART

The family-sized bespoke kitchen, custom designed by Storm, features a selection of stylish appliances from Sub-Zero, Miele and Gaggenau including two stainless steel wall ovens and side-by-side fridge and freezer. The kitchen has been expertly designed to ensure the most efficient use of space from extensive granite work surfaces to plenty of integrated storage. The elegantly designed curved breakfast bar allows guests to enjoy an informal dining experience.





## GRACEFUL LIVING

The house features exceptional living spaces including an elegant drawing room with parquet flooring and sumptuous furnishings for entertaining guests as well as a more intimate family room ideal for relaxing at the end of a busy day.



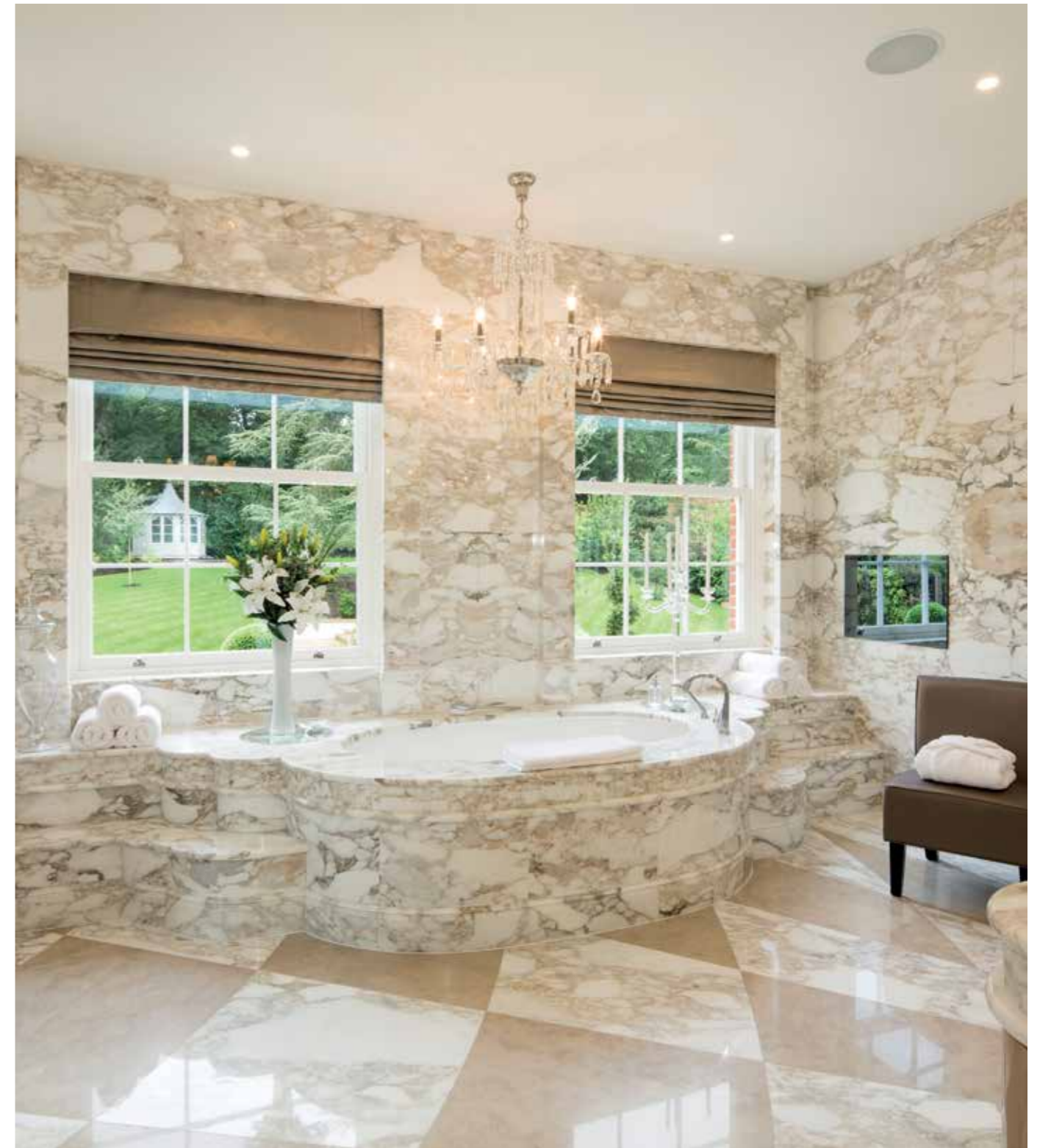
### STYLISH ENTERTAINING

The elegant 12-seater dining room offers the perfect backdrop for stylish entertaining with the full height Limoges En Trumeau stone fireplace providing the focal point of the room.

## ROOM WITH A VIEW

Offering impressive balcony views across the garden, the grand master bedroom suite provides an opulent and relaxing sanctuary. The room features a spacious sitting area with a beautiful fireplace in statuary marble as well as separate his 'n' her dressing rooms and en-suite bathrooms that lead off from either side of the suite.





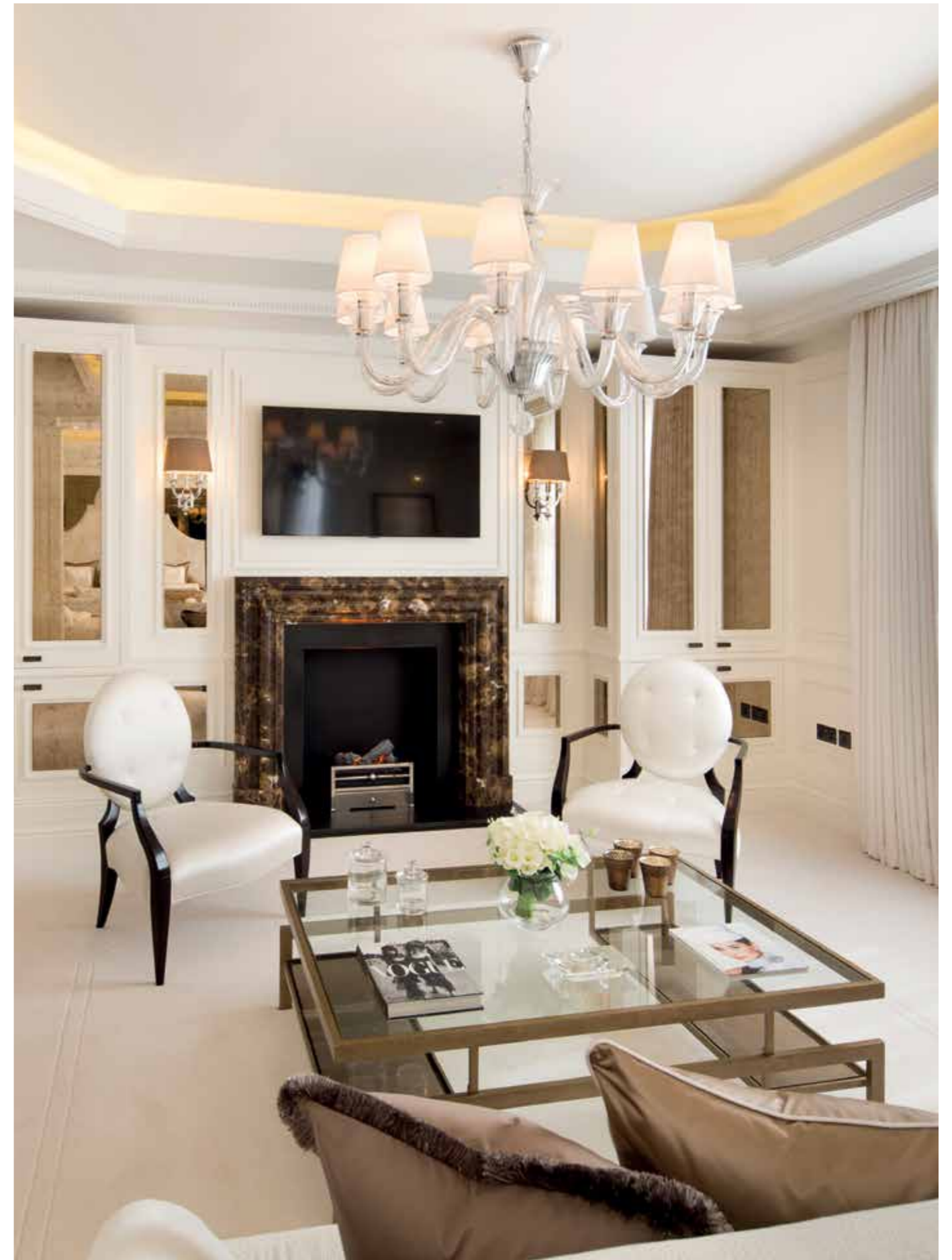
#### A PLACE TO RELAX

Resplendent in smooth marble, the his 'n' her master bathrooms include single vanity units, walk-in showers and luxury white sanitaryware from Villeroy & Boch. A feature bath, encased in Calcatta Oro marble, in the lady's bathroom provides views overlooking the garden.



## SUITE DREAMS

The second master suite features a private sitting room, sumptuous carpets, mirrored wall panelling and contemporary neutral decoration. An en-suite dressing room and marble bathroom completes this private oasis.





## PERFECT GUEST

Additional en-suite bedrooms and bathrooms are decorated in differing styles so there is a room to suit every guest.





## LUXURY LEISURE

The lower ground floor is largely dedicated to leisure and relaxation. Featuring an 11m x 4m indoor swimming pool with separate spa area leading off from the main pool, a steam room, sauna, fully-fitted gymnasium, as well as separate male and female changing rooms. The leisure centre also includes a luxury treatment room and salon/massage room.











## GAME PLAN

The custom-built pool table is the focal point of this room dedicated to recreation and serious fun. A novel switchable glass wall provides a connection between the games room and gymnasium.

## VIEWING PLEASURE

A 10-seater luxury cinema room ensures that the latest releases can be watched in optimum comfort. The 2.2m x 3.9m perforated screen incorporating Dolby 5.1 surround sound heightens the overall viewing pleasure.





#### EXPENSIVE TASTE

The Halcyon features a custom-designed wine lounge, with chilled wine storage for a wine collection of at least 1,000 bottles and non-chilled for at least 270 bottles, and provides the perfect environment to ensure the wine develops to its full potential. As well as substantial wine racks and cabinets the room also features a marble-topped wine serving workstation.



## GARDEN FEATURE

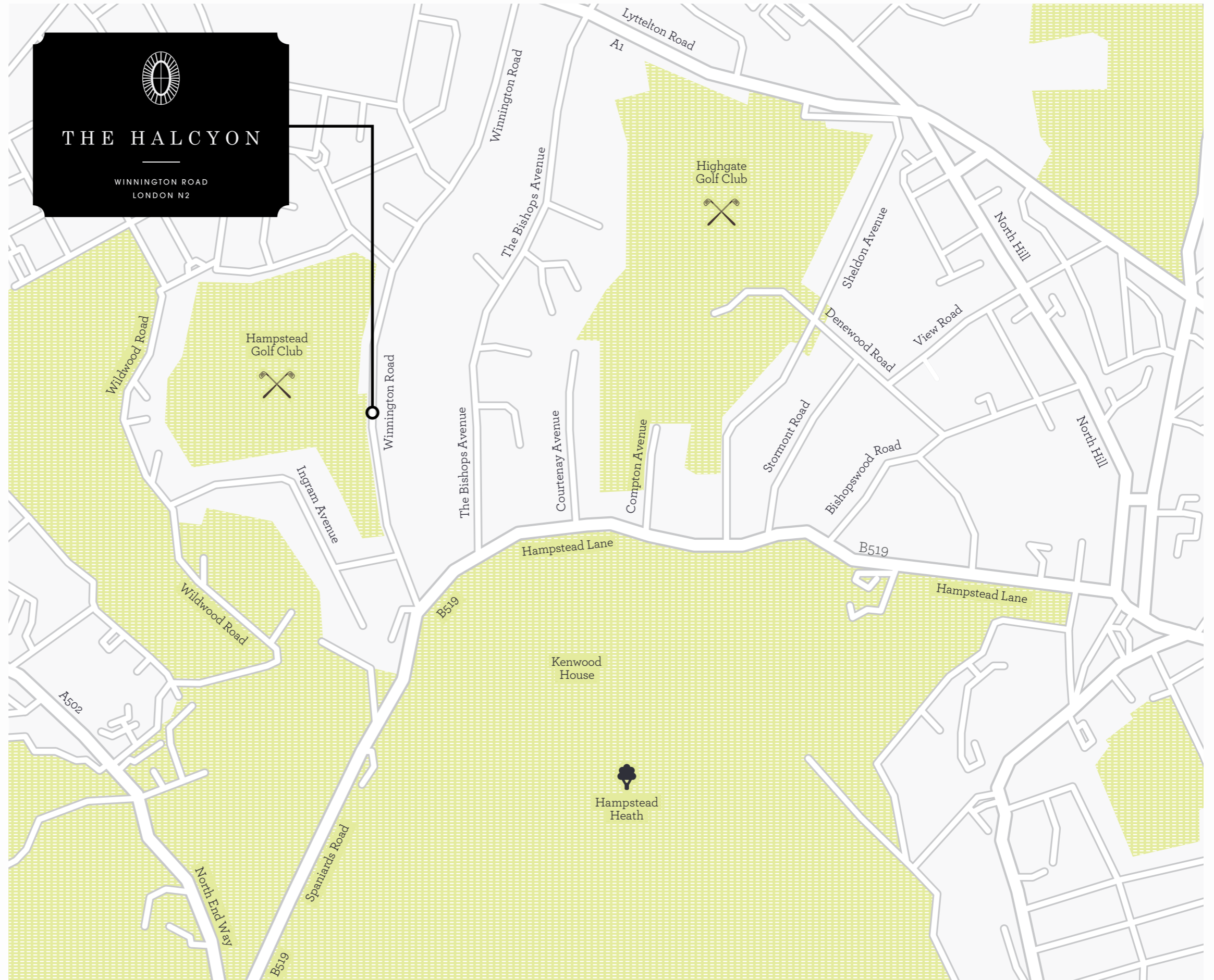
The majestic private garden boasts undulating lawns, mature planting and trees. A central waterfall and pond feature surrounding water fountain rivets. Stone steps in the centre of the garden gently follow the curve of the lawn and lead to the focal point of the garden – a magnificent Atlantic Cedar tree.





PERFECT LOCATION

The Halcyon is located in one of the area's most popular leafy residential streets, occupying an enviable location overlooking Hampstead Golf Club. Nearby is the famous Hampstead Heath with almost 800 acres of open green space, ancient woodland and the former stately home of Kenwood House.







### VILLAGE CHARM

The Halcyon is just moments from both Hampstead and Highgate Villages. Both areas are full of character and individuality, offering a delightful selection of independent boutiques, artisanal food purveyors and stylish cafés and restaurants. These areas are also renowned for the concentration of some of London's top-performing primary and secondary schools. The Halcyon combines the best of both worlds: big city living with the charm of village life.



## LONDON LIGHTS

The bright lights of the city and key London landmarks and attractions are all easily accessible by bus or tube, from the iconic London Eye at Waterloo to the glorious royal parks and green spaces. Bank station in London's financial heart can be reached in just under half an hour and London's West End with its unrivalled shopping in just twenty minutes.



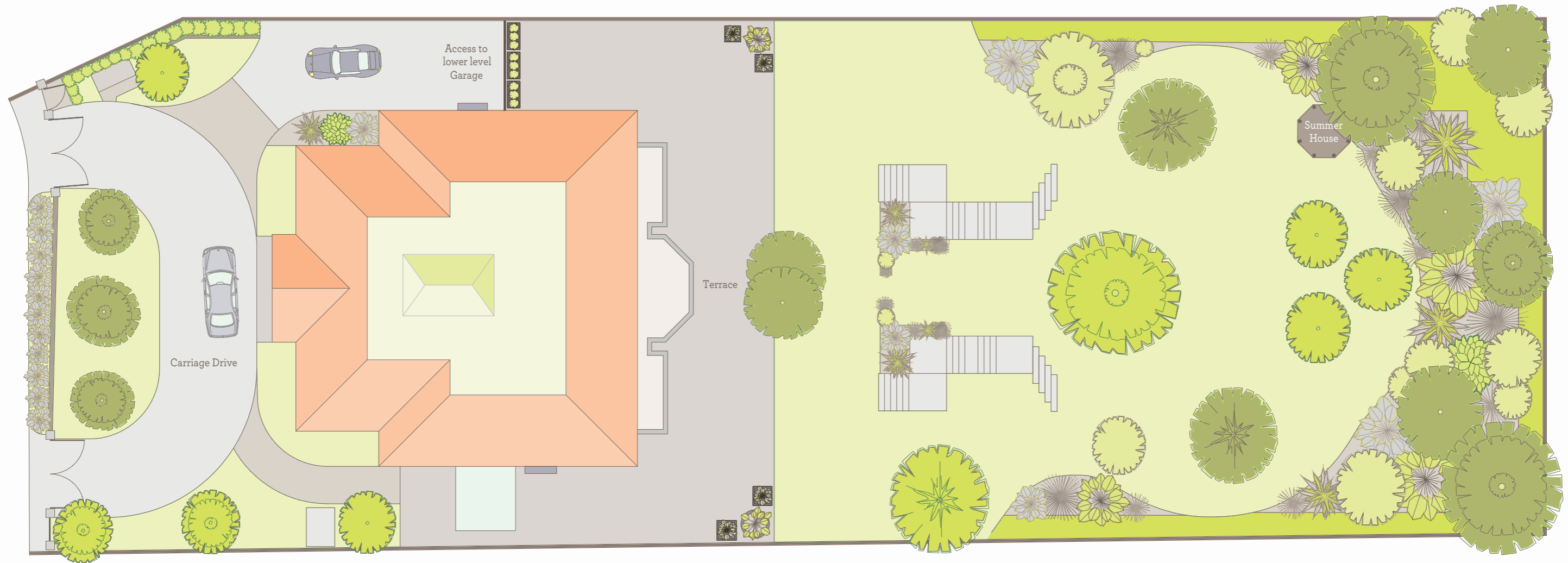
# SITE MAP

## TOTAL EXTERNAL AREA

0.6 acres      2,428.11 sq m  
26,136 sq ft

## TOTAL INTERNAL AREA

1,841.5 sq m      19,822 sq ft



## LOWER GROUND FLOOR

<b>Plant Room</b> 14.52m x 5.74m    47'8" x 18'10"	<b>Gymnasium</b> 5.40m x 4.85m    17'9" x 15'11"	<b>Lower Hall</b> 7.66m x 5.30m    25'1" x 17'5"	<b>Laundry</b> 5.38m x 2.92m    17'8" x 9'7"
<b>Garage</b> 18.86m x 8.65m    61'10" x 28'4"	<b>Staff Bedroom</b> 4.06m x 3.41m    13'4" x 11'2"	<b>Games Room</b> 10.76m x 6.16m    35'4" x 20'2"	<b>Cinema</b> 7.87m x 5.30m    25'10" x 17'5"
<b>Swimming Pool Area</b> 14.96m x 12.31m    49'0" x 40'5"	<b>Staff Bedroom</b> 2.96m x 3.41m    13'4" x 7'4"	<b>Staff Kitchen/Living Room</b> 5.00m x 3.57m    16'5" x 11'9"	
<b>Salon/Massage Room</b> 5.30m x 3.10m    17'5" x 10'2"	<b>Commercial Kitchen</b> 5.30m x 3.70m    17'5" x 12'2"	<b>Security Room</b> 2.38m x 2.18m    7'10" x 7'2"	



## WINE LEVEL AND GROUND FLOOR

<b>Wine Tasting Room</b> 9.39m x 5.12m    30'10" x 16'10"	<b>Dining Room</b> 9.03m x 4.82m    29'7" x 15'10"
<b>Family Kitchen</b> 11.00m x 6.82m    36'1" x 22'4"	<b>Reception Hall</b> 11.81m x 5.33m    38'9" x 17'6"
<b>Family Room</b> 9.50m x 5.33m    31'2" x 17'6"	<b>Study</b> 4.98m x 4.81m    16'4" x 15'9"
<b>Drawing Room</b> 10.88m x 6.76m    35'8" x 22'2"	



## FIRST FLOOR

<b>Master Bedroom</b>	
9.45m x 7.09m	31'0" x 23'3"

<b>Master Bedroom 2</b>	
10.40m x 5.18m	34'1" x 17'0"

<b>Bedroom 3</b>	
4.81m x 4.76m	15'9" x 15'7"



## SECOND FLOOR

<b>Bedroom 4</b>		<b>Sitting Room</b>	
5.44m x 4.68m	17'10" x 15'4"	7.50m x 4.00m	24'7" x 13'1"

<b>Bedroom 5</b>	
5.43m x 4.70m	17'10" x 15'5"

<b>Bedroom 6</b>	
5.94m x 4.23m	19'6" x 13'10"

<b>Bedroom 7</b>	
8.00m x 4.21m	26'3" x 13'10"





#### KITCHEN

Bespoke kitchen by Storm Design

Appliances by Sub-Zero, Gaggenau and Miele including: two wall mounted ovens, steam oven, combination microwave oven, coffee maker, warming drawers, two dishwashers and side-by-side fridge and freezer

Taps by Quooker and Zip

Two stainless steel Kohler sinks

Labrador Antique granite worktops

Bespoke joinery throughout

Bespoke servery with Gaggenau dual zone wine chiller cabinet and Miele dishwasher

Fully-fitted commercial kitchen by Nelson Catering

Dumb waiter lift to commercial kitchen below

#### BATHROOMS

All bathrooms finished in a variety of marbles

THG brassware

Sanitaryware by Villeroy & Boch

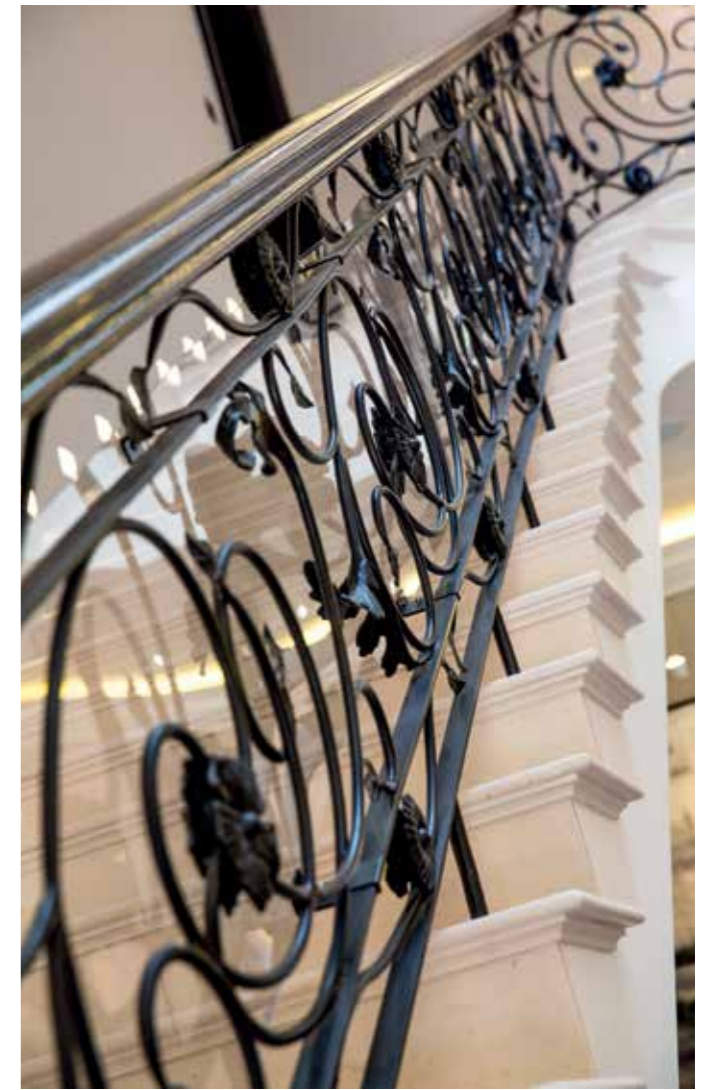


#### INTERNAL FINISHES

- Custom panelled lift
- Feature fireplaces to Drawing Room, Dining Room, Master Suite and Guest Master Suite
- Bespoke joinery throughout
- Bespoke walnut doors/linings and architraves to main areas
- Bespoke Longhi door sets to leisure suite
- Chevron oak wooden floors to Dining Room, Drawing Room, Family Room and Games Room
- Marble, stone and granite hallway
- Handcrafted Art Deco door furniture
- Chilled wine storage has provision for 1,000 bottles and up to 25 cases of wine

#### EXTERNAL FINISHES

- Hardwood windows and doors
- Sawn york stone to patio areas
- Resin bonded shingle driveway with granite edgings and heated entrance drive to underground garage
- Irrigation system to gardens
- Bath stone fenestration details



**ELECTRICAL & IT**

Cinema with 2.2m x 3.9m perforated screen incorporating Dolby 5.1 surround sound system

Full building management system incorporating lighting, heating, cooling, music, TV, blinds and curtains controllable by iPad, iPhone or manually

View switchable glass wall between Gymnasium and Games Room

**HEATING**

Air conditioning to Study, Drawing Room, Kitchen, Dining Room, Cinema, Games Room, Gymnasium, Bedroom Suites and Entrance Hall

Heat recovery system to all lower ground floor areas

Viessmann solar water heating lay flat panels to roof

Photo voltaic solar electric panels to roof

Heated and view switchable roof lights to lower ground floor glass roof lights

Solar reflective glass to hallway atrium

Gas fire underfloor heating with Viessmann boilers







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