

# London N21

## 'Levens', 9 Broad Walk, Winchmore Hill N21 3DA

- A Freehold Detached Mansion House Extending to Approximately 1,049.3 sq m (11,290 sq ft)
- Landscaped Gardens extending to Approximately 0.49 Hectares (1.19 Acres)
- Master Bedroom Suite with Private Terrace
- Indoor Swimming Pool, Sauna and Games Room

## Vacant Possession

BY ORDER OF MORTGAGEES



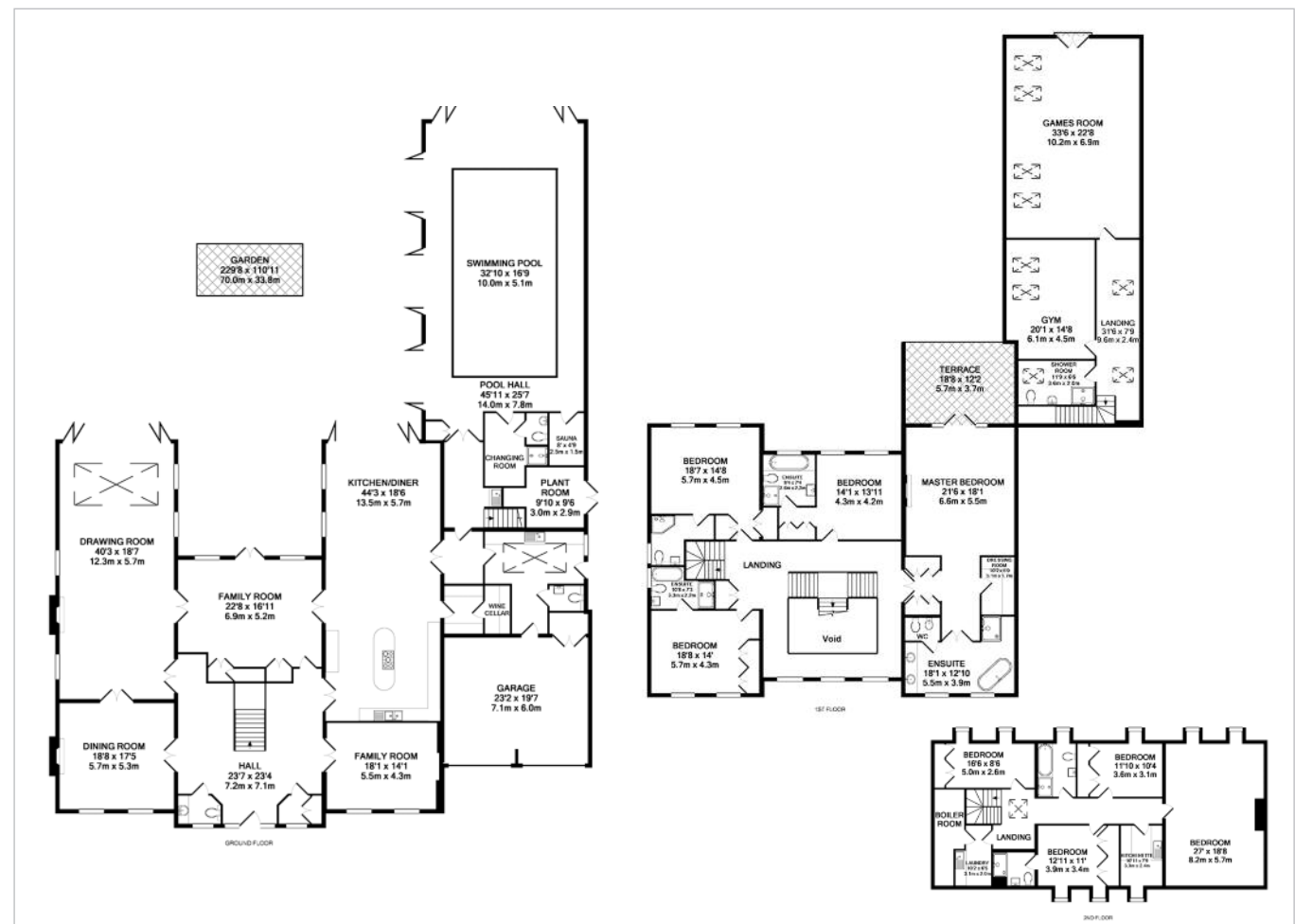
### To View

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### Seller's Solicitor

Messrs Hogan Lovell's International LLP  
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**VACANT – Freehold House**



### Tenure

Freehold.

### Location

Broad Walk is one of Winchmore Hill's most desirable roads, running from The Green in the north to Bourne Hill in the south. The property backs on to the Grade II Listed Groveland's Park, originally a private estate which recently celebrated its centenary. Local shops are available on The Green, within a 10 minute walk to the north, where Winchmore Hill Rail Station can also be found. The station provides regular services to Finsbury Park from where London Underground services operate (Piccadilly and Victoria Lines), with average journey times of approximately 13 minutes. Moorgate Station (Circle, Hammersmith & City, Metropolitan and Northern Lines) is available within half an hour. The more extensive shopping facilities of Southgate are within a 15 minute walk to the west, where Southgate London Underground Station (Piccadilly Line) can be found. The Great Cambridge Road (A10), North Circular Road (A406) and M25 Motorway are all within reach.

### Description

The property comprises a detached mansion house arranged over ground, first and second (in eaves) floors. The property benefits from spacious front and rear gardens, an indoor swimming pool, and an in-out driveway, providing gated off-street parking and an integral double garage.

### Accommodation

**Ground Floor** – Entrance Hall, Dining Room, Drawing Room, Family Room, Loggia, Kitchen/Breakfast Room with Larder, Boot Room, Garage, Swimming Pool with Changing Room and Sauna, Plant Room

**First Floor** – Master Bedroom with Dressing Room, En-Suite Bathroom and Private Terrace, Bedroom with En-Suite Bathroom with Shower Cubicle, Two Further Bedrooms with En-Suite Shower Rooms, Games Room, Gym, Shower Room

**Second Floor (In Eaves)** – Reception Room, Bedroom with En-Suite Shower Room, Two Further Bedrooms, Bathroom, Kitchenette, Laundry Room

**Total GIA Approximately 1,049.3 sq m (11,290 sq ft)**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

