



Broad Walk

Winchmore Hill, London, N21



A distinguished North London residence set on a rare 1.02-acre plot, this exceptional home offers refined living across 12,520 sq ft of beautifully appointed interiors. Designed for both grand entertaining and comfortable family life, the property combines elegance, scale, and privacy.

The residence features six luxurious bedrooms, each with its own en suite, complemented by bespoke designer furnishings. The ground floor presents an impressive arrangement of formal and informal living spaces, including a grand formal lounge, an elegant dining room, and a spacious family breakfast room adjoining a fully equipped, high-specification kitchen.

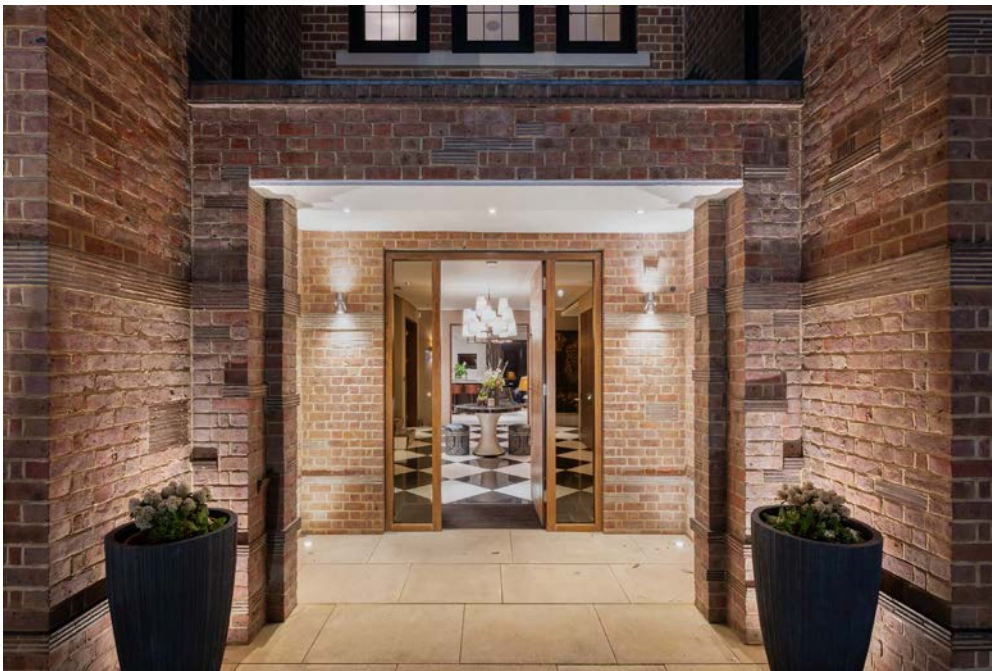
Leisure and wellness are at the heart of the home, with an indoor swimming pool, fully equipped gym, steam room, games room/private cinema, and a tranquil library.

Set behind secure gates, the property also benefits from a two-car garage and expansive grounds, offering both privacy and prestige in one of North London's most desirable settings.

Broad Walk is renowned for its tree-lined elegance, community spirit, and exclusivity, offering a rare blend of tranquility and connectivity. The property is within easy reach of Winchmore Hill Green, a charming enclave filled with boutique cafes, fine dining restaurants, and independent shops. Winchmore Hill mainline station is moments away, offering swift access to central London, while Southgate Underground Station is just a short drive. The M25, located approximately six miles away, provides seamless connections to the wider motorway network. For leisure and recreation, residents can enjoy the lush green spaces of Grovelands Park, nearby golf courses, and prestigious tennis clubs—perfect for those who appreciate an active and refined lifestyle. This is a rare opportunity to own a home of distinction in one of North London's most prestigious postcodes, set on an enviable plot.

Please contact the Prime Sales Office on 020 8016 4300

paul@statons.com or carolyn@statons.com







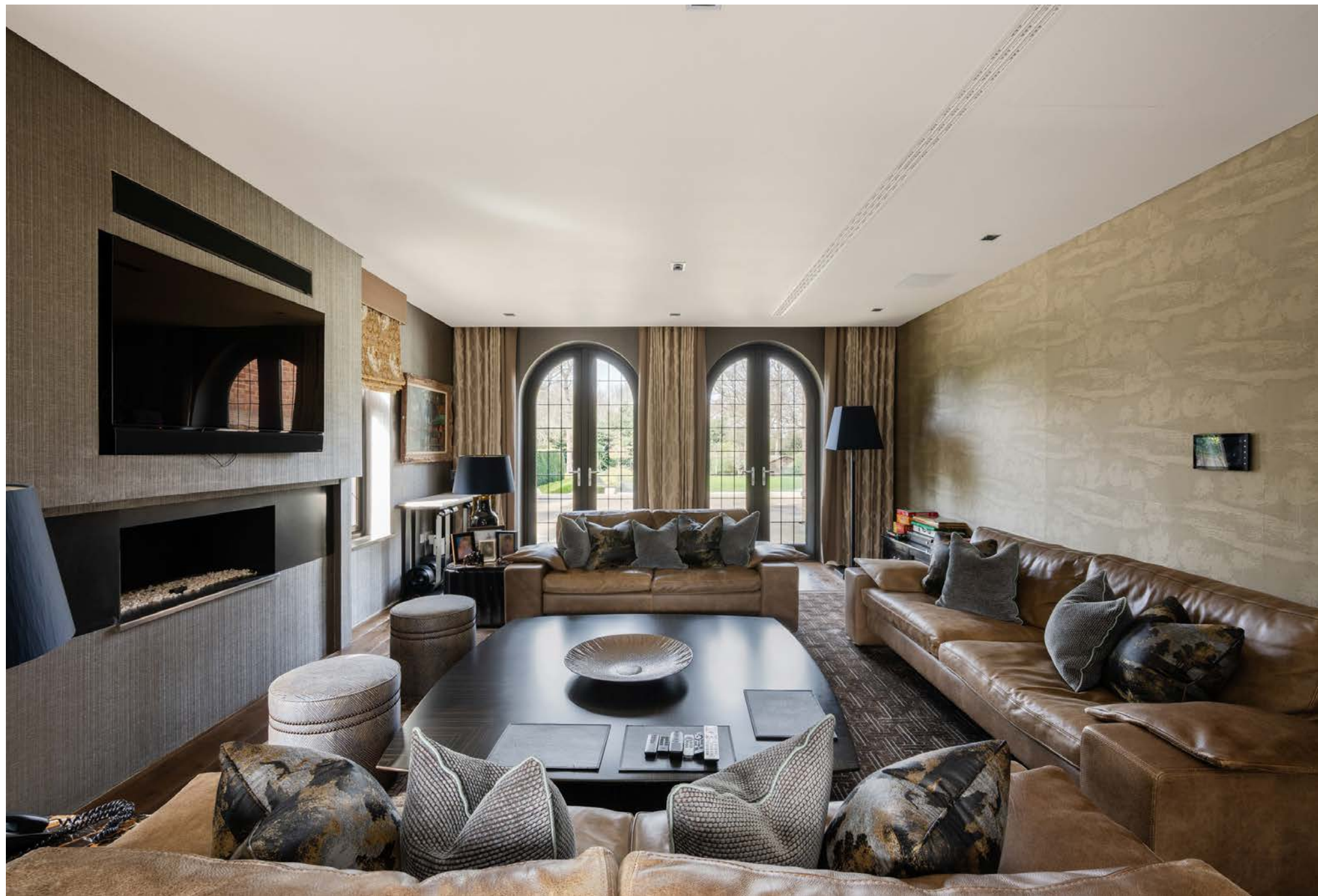


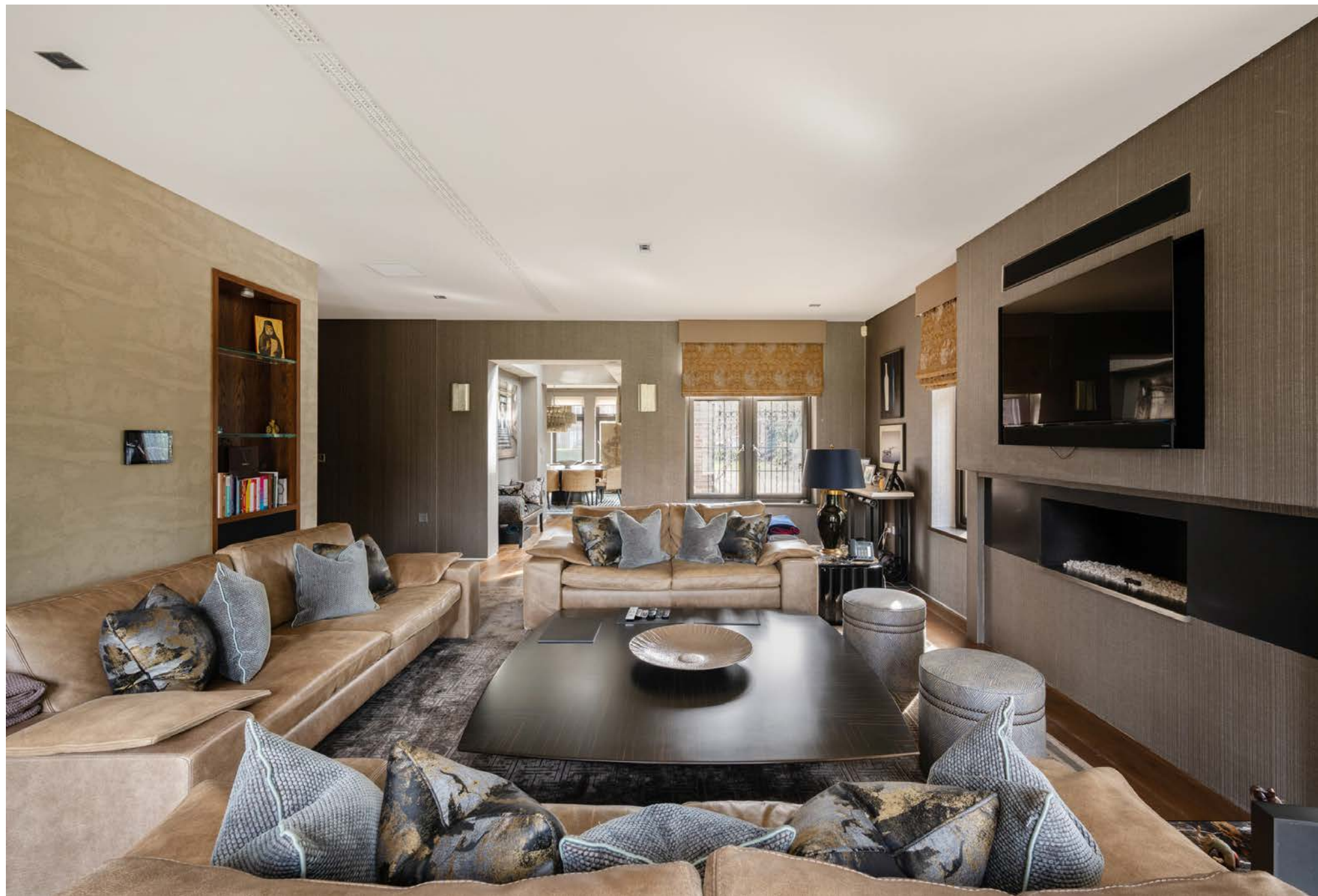






















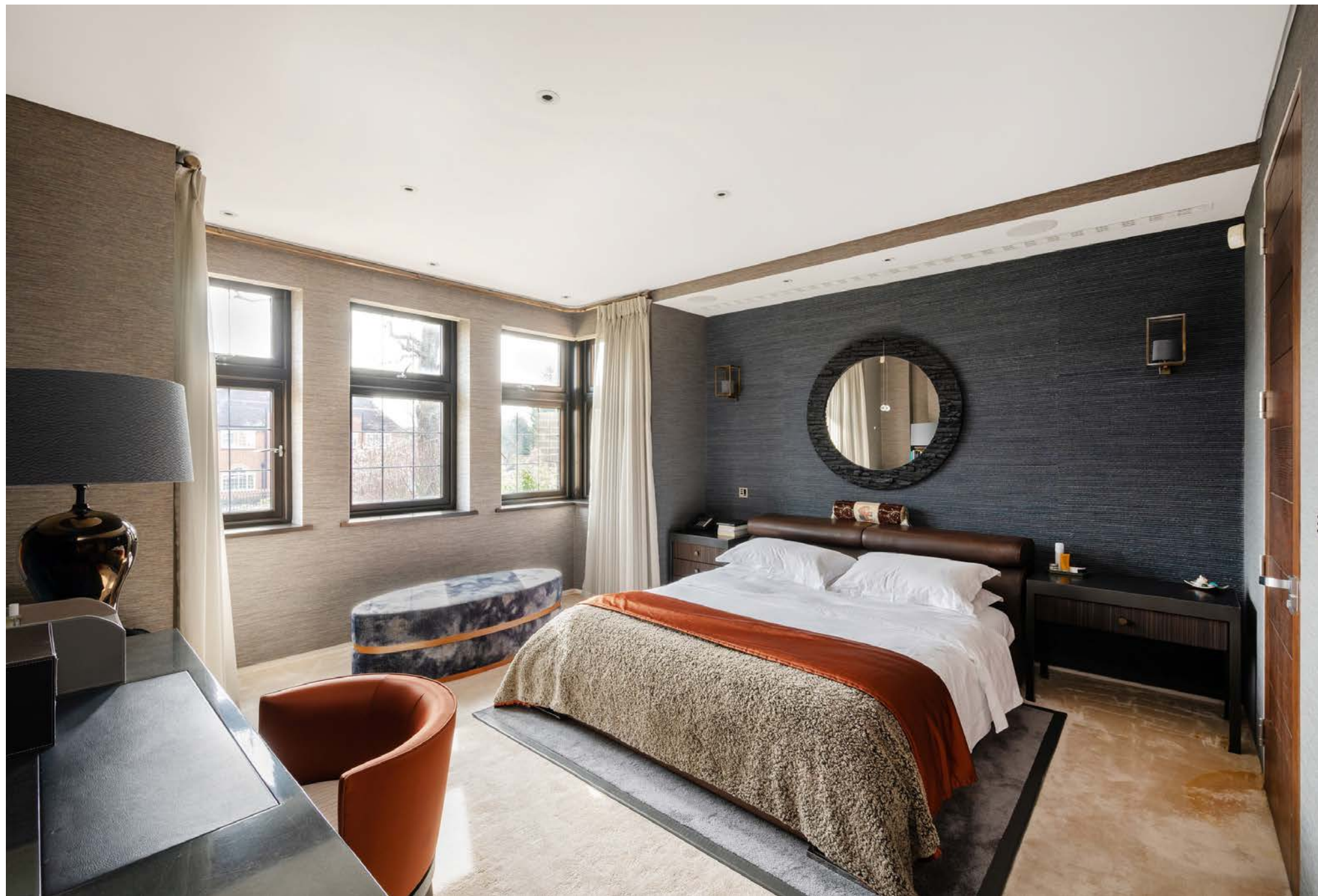


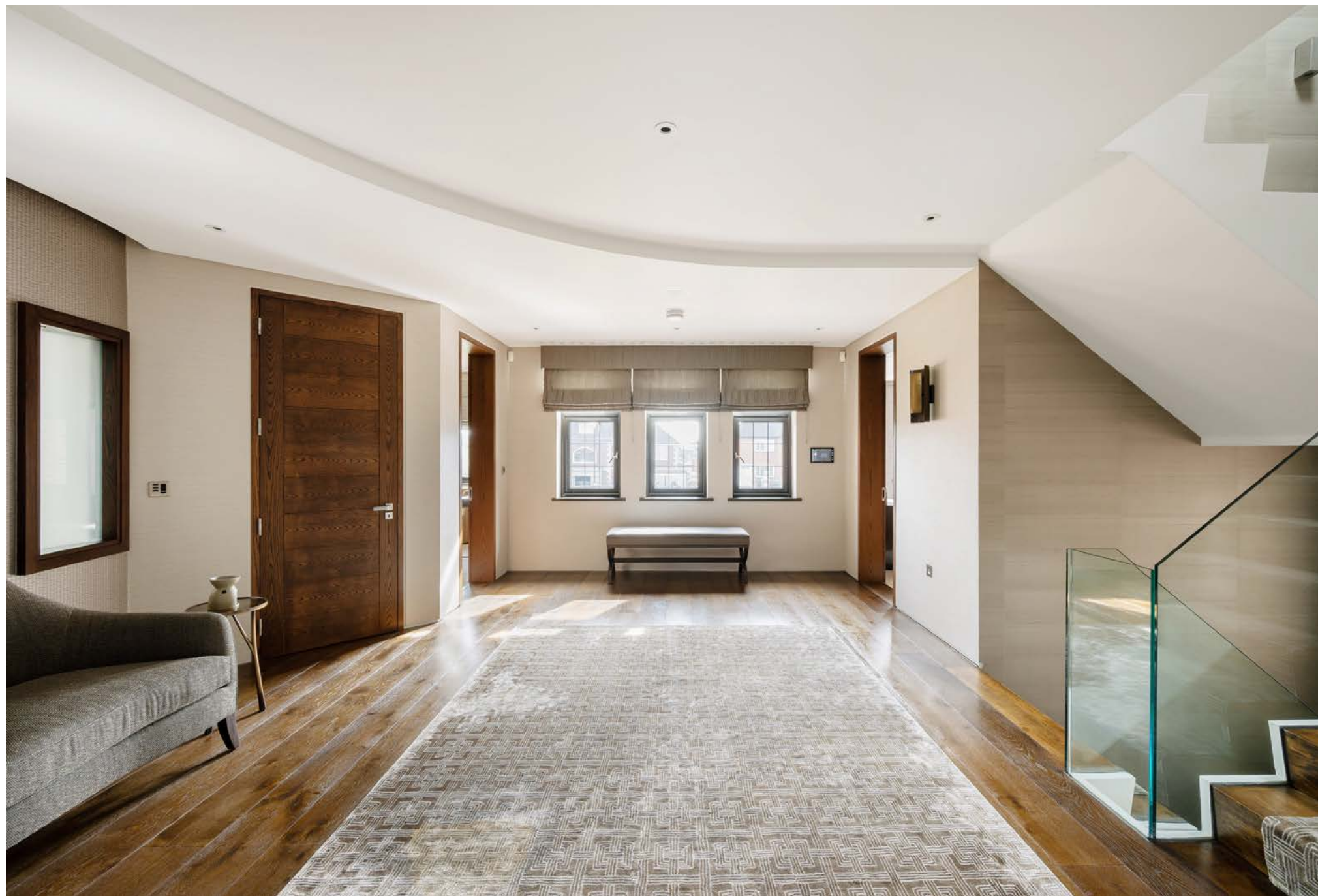


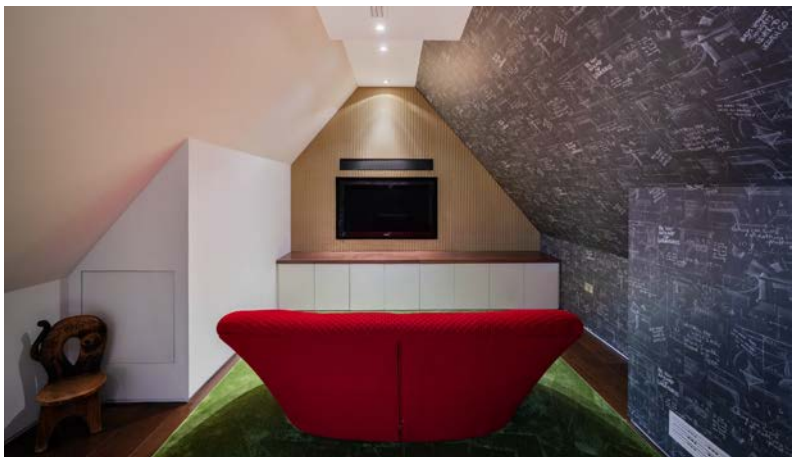






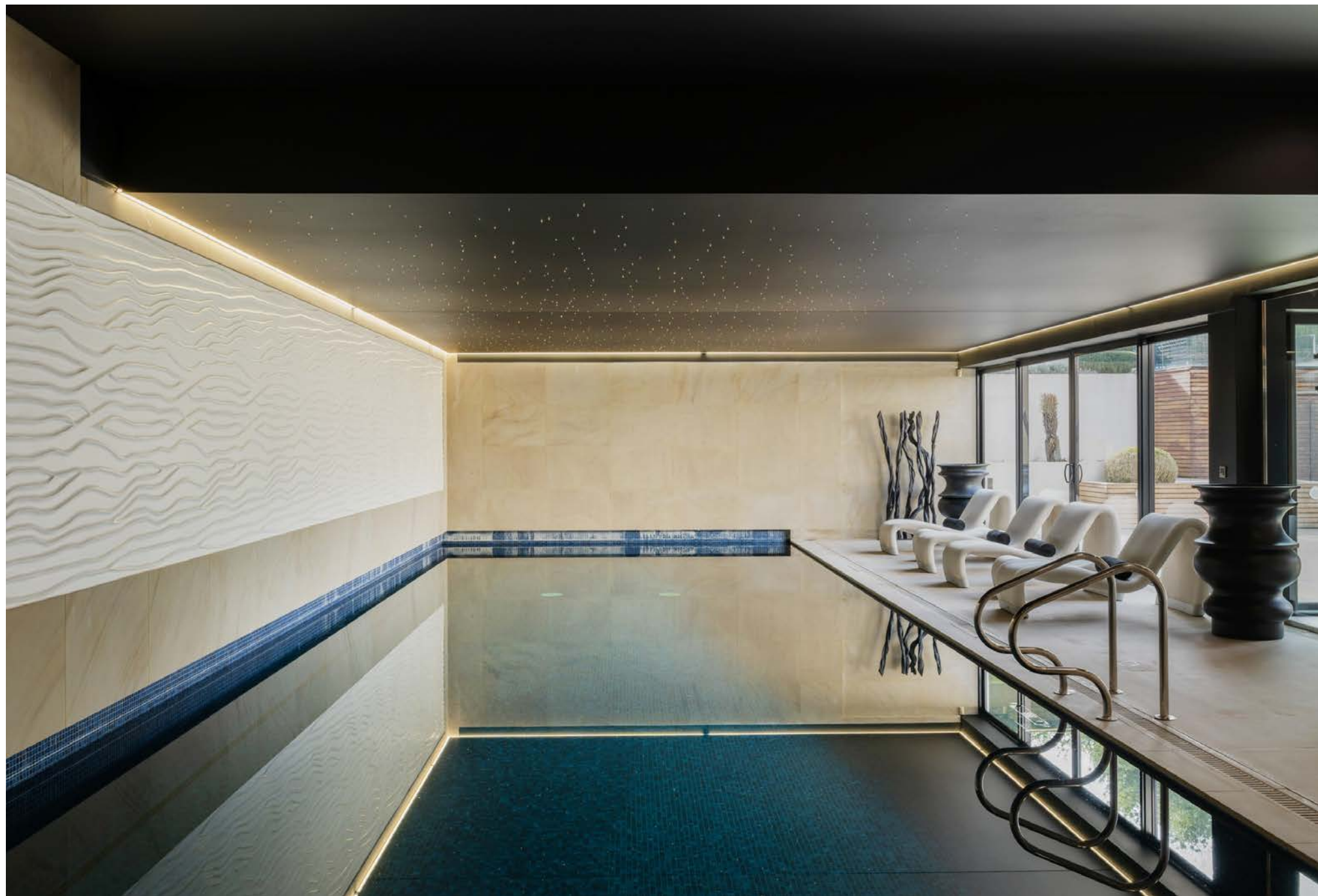
























Broadwalk, N21

1.02 Acre Site



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Council Tax Band: H
Local Authority: Enfield
Tenure: Freehold

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Approximate Area = 1156.4 sq m / 12448 sq ft

Outbuilding = 16 sq m / 172 sq ft

Total = 1172.4 sq m / 12620 sq ft

(Excluding Void)

Including Limited Use Area (91.1 sq m / 980 sq ft)



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DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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