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## Edgeworth Crescent, NW4

£2,195,000 *Freehold*

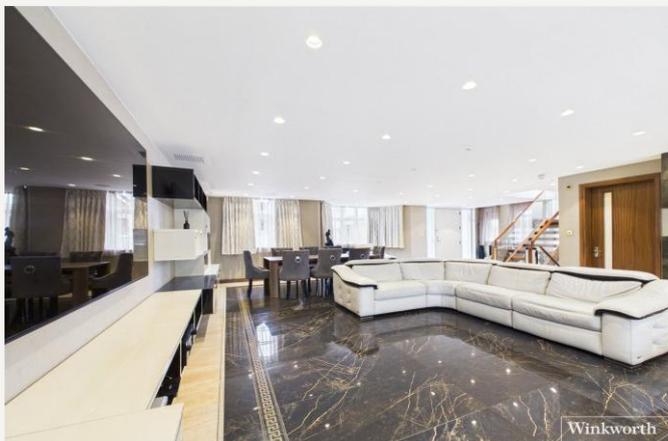


Set behind a striking double fronted façade, this exceptional residence has been comprehensively rebuilt with an uncompromising focus on structure, craftsmanship and material quality. The result is a house that feels both substantial and refined, where every space has been engineered and finished with clear intent.

### KEY FEATURES

DOUBLE FRONTED  
INDOOR HEATED SWIMMING POOL  
SECURE PARKING  
OPEN PLAN LIVING AREA  
VERSACE FINISHING

UNDERFLOOR HEATING  
LANDSCAPED GARDEN  
FULLY RENOVATED  
FIVE DOUBLE BEDROOMS  
VELFAC WINDOWS



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The property is approached via a generous paved driveway providing secure off-street parking for multiple vehicles. Discreet retractable bollards rise flush from the driveway, offering privacy and security while preserving the clean architectural lines of the frontage. The main entrance is positioned to the left and opens directly into the heart of the home, immediately revealing the scale and openness of the ground floor.

The ground floor is arranged as a beautifully proportioned open plan living environment, where the reception and kitchen areas flow seamlessly together. Versace porcelain tiling runs throughout, paired with underfloor heating, creating a sense of cohesion, warmth, and understated luxury. The reception space feels expansive yet balanced, designed equally for entertaining and everyday living.

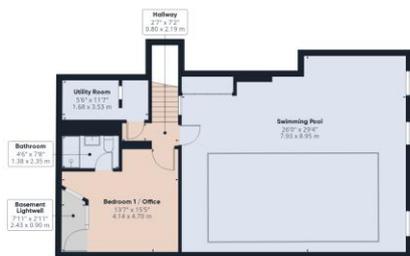
The kitchen sits naturally within the open plan arrangement and has been finished to an exceptional standard. High quality cabinetry and premium surfaces are complemented by a bespoke island mounted on concealed castors, allowing the space to adapt effortlessly depending on use. The continuity of materials ensures the kitchen feels integrated rather than separate, reinforcing the architectural flow of the house.





MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** G  
**EPC rating:** B



Approximate total area<sup>m</sup>  
3504 ft<sup>2</sup>  
325.5 m<sup>2</sup>

Reduced headroom  
297 ft<sup>2</sup>  
27.6 m<sup>2</sup>

(1) Excluding balconies and terraces

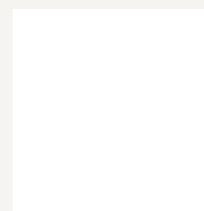
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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