



INGRAM AVENUE · HAMPSTEAD GARDEN SUBURB NW11

Set behind a deep carriage driveway with off street parking for 6/8 cars and a beautiful south facing rear garden, is this impressive six/seven bedroom detached double fronted family home occupying a prominent position on Ingram Avenue moments from the Heath Extension, backing on to Turners Wood Bird Sanctuary. This excellent home comprises 8,815 sq ft of accommodation, including a superb indoor swimming pool, gym with leisure facilities on the lower ground floor. Entering the property through an incredible entrance hall with a galleried staircase, leading to a double reception room, dining room, study, kitchen/breakfast room and fabulous living room with views and access to the rear garden. On the first floor there are three bedrooms all with en-suite bathrooms including a sumptuous principal suite with two dressing rooms (one previously used as a bedroom). On the top floor there are three further bedrooms (two with en-suite bathrooms) and a living area with kitchenette that can be used as a self-contained suite or further bedroom with an additional bathroom. Further benefits include a guest cloakroom, integral double garage and a landscaped south facing rear garden with an outdoor pool. Ingram Avenue is highly regarded as one of the finest roads in Hampstead Garden Suburb and located within a short walk to both Kenwood and the Heath Extension.

Council Tax Band H

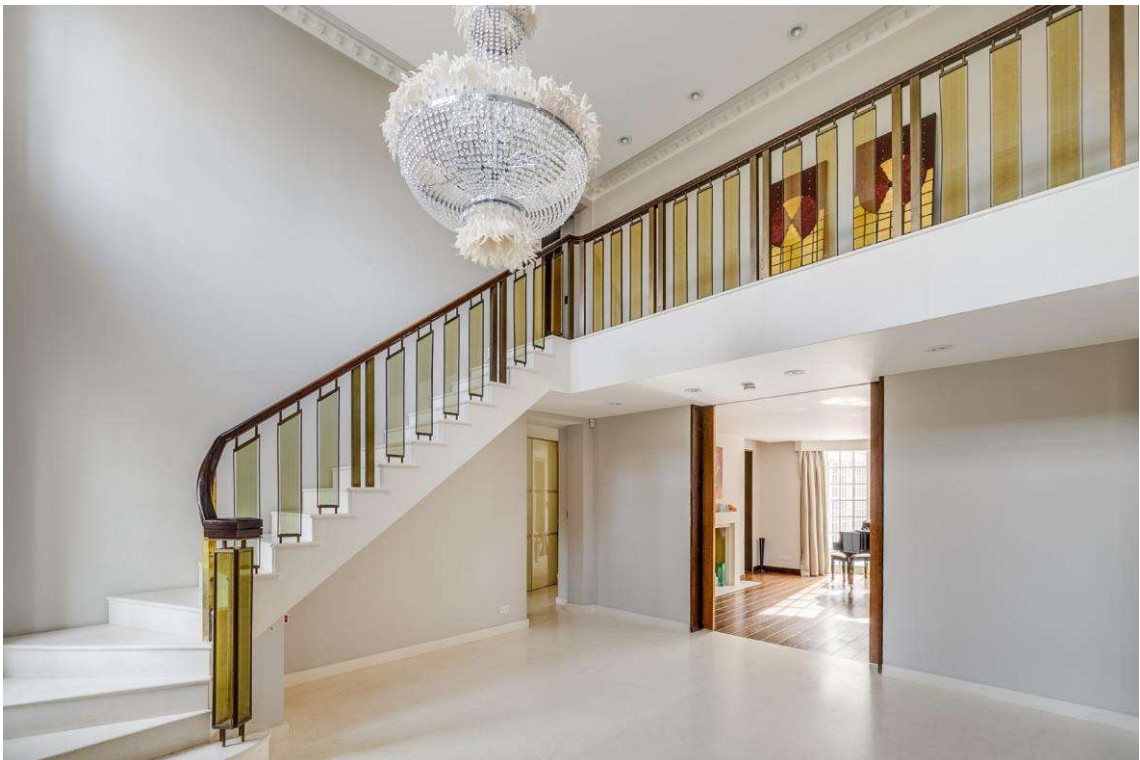
ENTRANCE HALL
 DOUBLE RECEPTION ROOM • DINING ROOM • STUDY KITCHEN/BREAKFAST ROOM
 FABULOUS LIVING ROOM
 THREE BEDROOMS ALL WITH EN-SUITE BATHROOMS
 PRINCIPAL SUITE WITH TWO DRESSING ROOMS (ONE PREVIOUSLY USED AS A BEDROOM)
 THREE FURTHER BEDROOMS (TWO WITH EN-SUITE BATHROOMS)
 PLAYROOM/BEDROOM 7
 ADDITIONAL BATHROOM • GUEST CLOAKROOM
 INTEGRAL DOUBLE GARAGE
 LANDSCAPED SOUTH FACING REAR GARDEN.
 SUPERB INDOOR SWIMMING POOL • OUTDOOR POOL
 GYM WITH LEISURE FACILITIES
 JACUZZI AND SAUNA

Freehold

£12,000,000 Subject to Contract



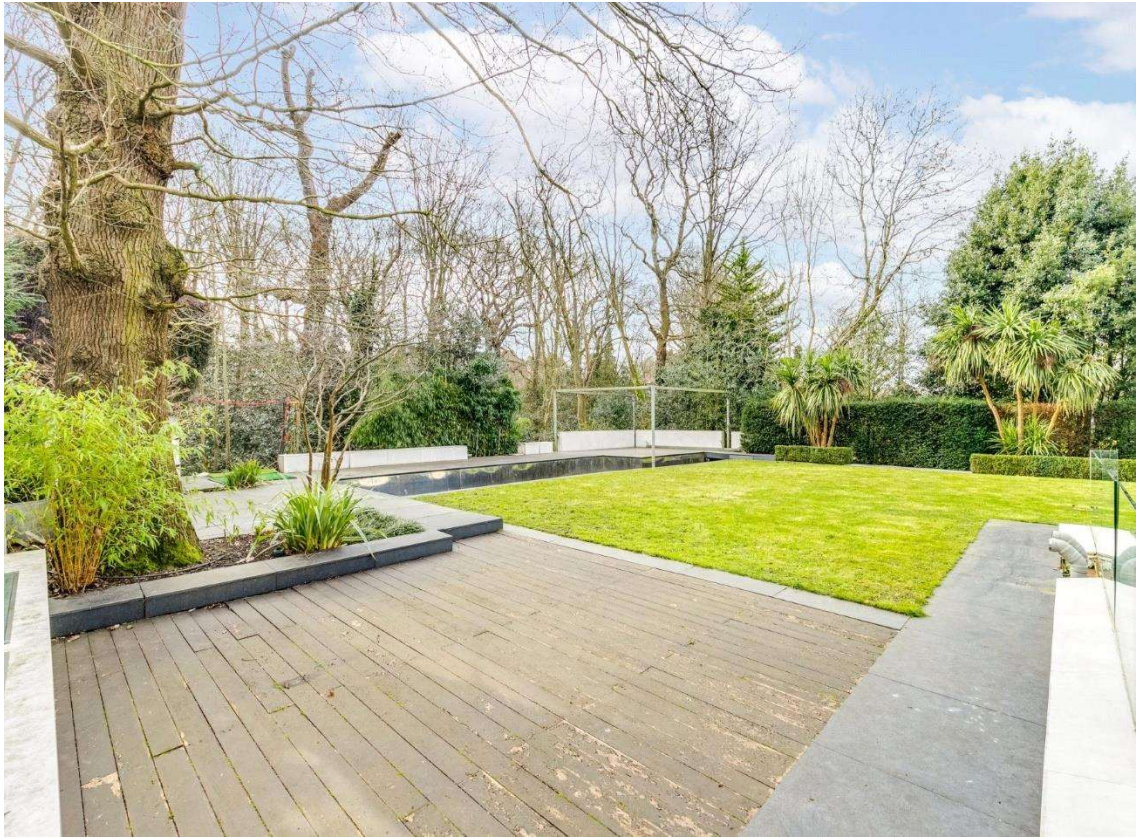














Ingram Avenue, NW11

Approximate gross internal area

8815 sq ft / 818.91 sq m

(Including Store, Eaves Storage & Restricted Height Under 1.5m)

Eaves Storage & Restricted Height Under 1.5m

508 sq ft / 47.19 sq m

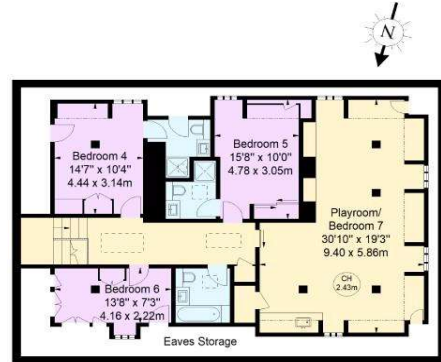
Store

46 sq ft / 4.27 sq m

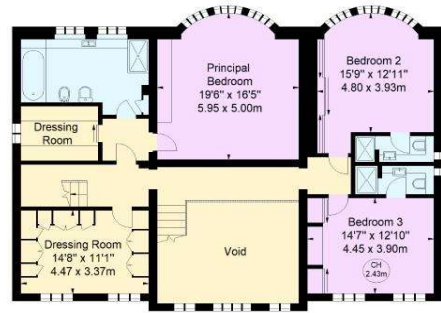
Key:
CH - Ceiling Height



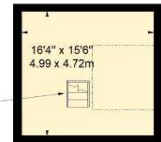
Ground Floor



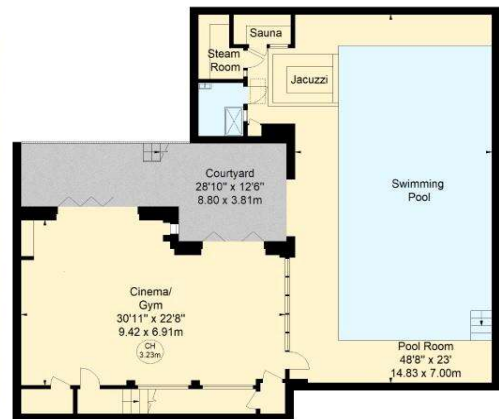
Second Floor



First Floor



Lower Lower Ground Floor



Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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