

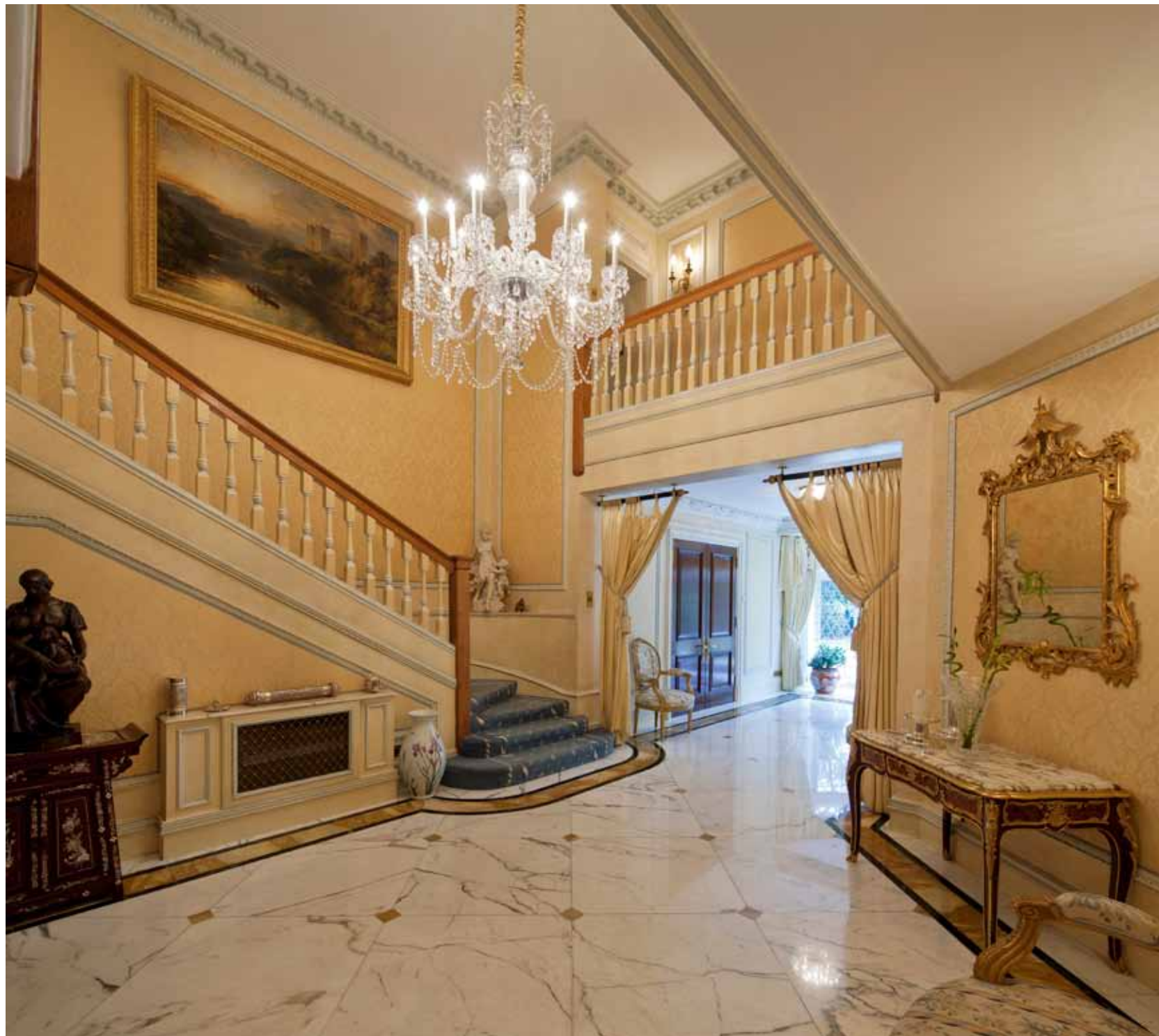


INGRAM AVENUE

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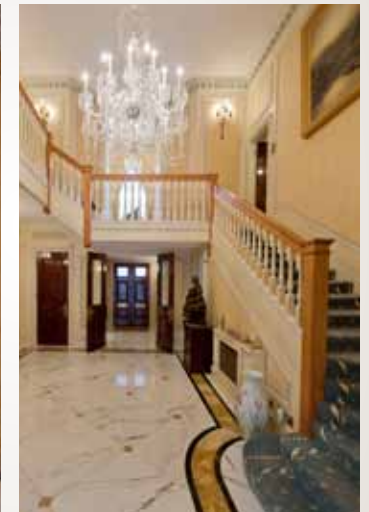








# INGRAM AVENUE



Set well back from the road behind a deep carriage driveway, a larger than average 7/8 bedroom double fronted detached family home arranged over three storeys and spanning 6,738 sq ft (627 sq m).

The house has been finished throughout to an exceptionally high standard and has been well maintained by the current owners, offering grand and ornate split level entertaining areas throughout.

The landscaped rear gardens house a large outdoor swimming pool, whilst having direct access and views onto the protected Turners Wood Bird Sanctuary.









Ingram Avenue is located off Winnington Road close to Kenwood House & Hampstead Heath giving easy access to both Hampstead and Highgate Villages.

Entrance Lobby ♦ Grand Entrance Hallway ♦ Cloakroom ♦ Living Room ♦ Dining Room ♦ Family Room ♦ Kitchen ♦ Breakfast Room ♦ Wine Storage  
Master Bedroom Suite with Luxury Bathroom & 2 Dressing Rooms ♦ 5 Further Bedrooms ♦ Playroom / Media Room with Separate Kitchen ♦ Staff Accommodation  
Large Rear Garden with Outdoor Swimming Pool ♦ Carriage Driveway Providing Ample Off Street Parking ♦ Double Garage ♦ Steam Room & WC ♦ Boiler Room











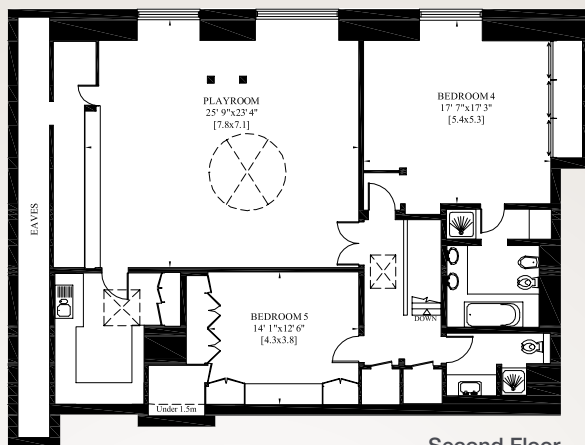


Gross Internal Area (Including Boiler Room)

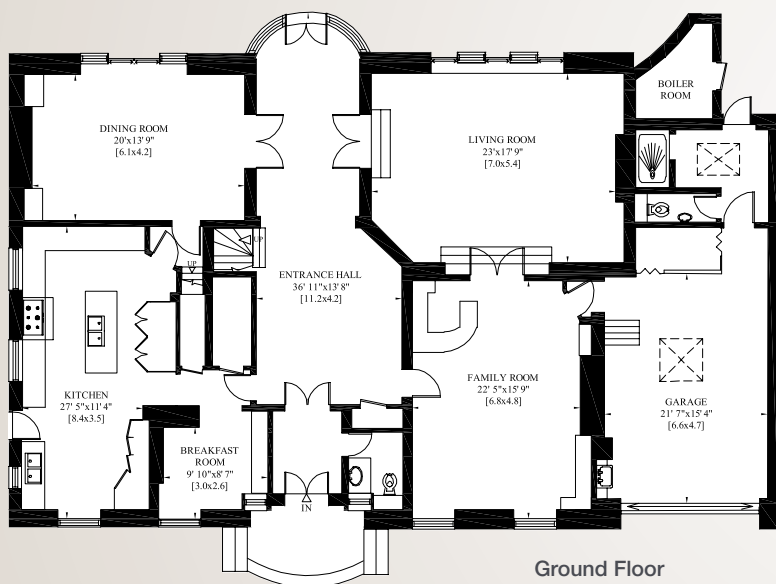
627 Square Metres - 6,738 Square Feet

Gross Internal Area (Excluding Boiler Room)

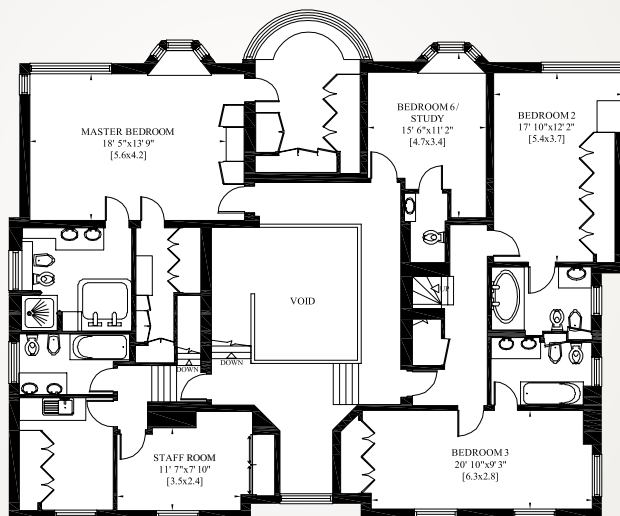
621 Square Metres - 6,675 Square Feet



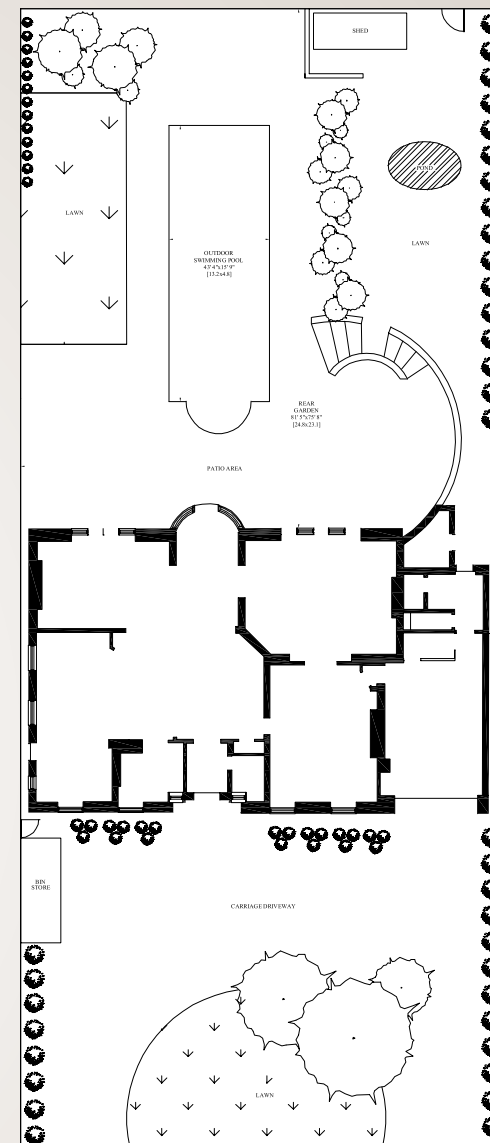
Second Floor



Ground Floor



First Floor



Price upon application

**VIEWING: STRICTLY BY APPOINTMENT WITH SAVILLS.**

Important notice

Savills, their clients and any joint agents give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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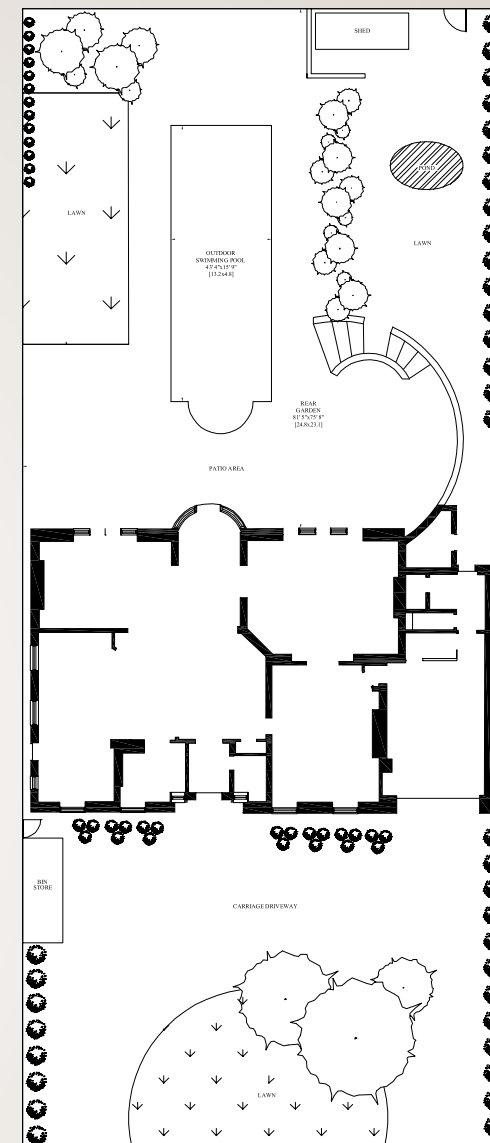
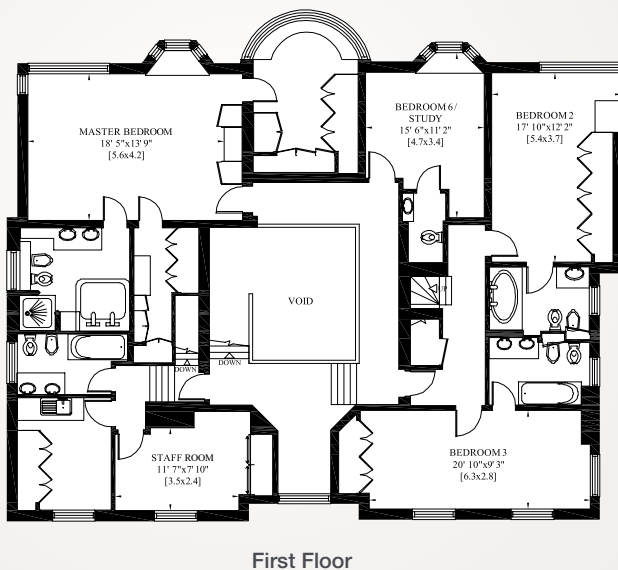
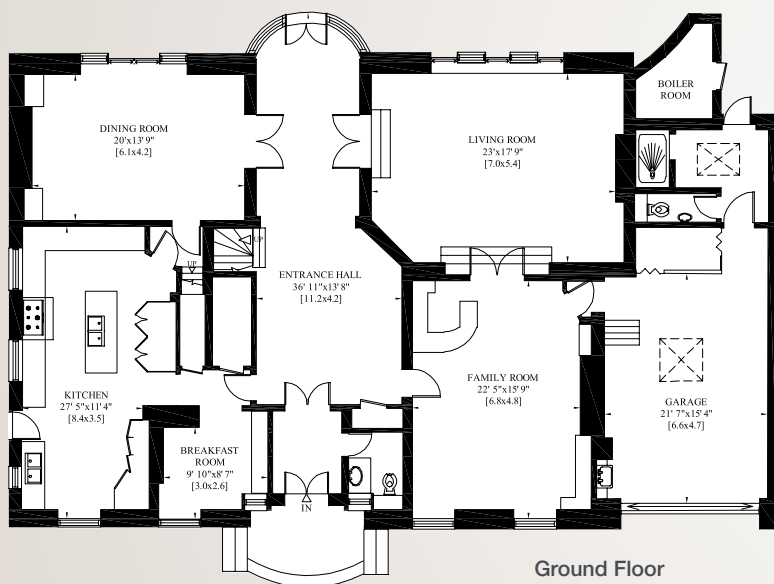
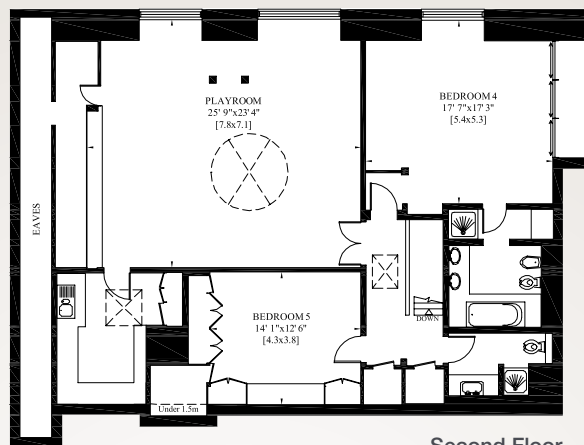


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## IMPORTANT NOTICE

- These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
- Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
- The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
- Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

27/21