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INGRAM AVENUE, NW11



**SOLE AGENT. FREEHOLD.  
GUIDE PRICE £10,500,000.**

**DOUBLE RECEPTION ROOM: FAMILY ROOM: DINING ROOM: KITCHEN/  
BREAKFAST ROOM: PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING  
ROOM: 5 FURTHER BEDROOMS (4 WITH EN SUITES & 3 WITH DRESSING  
ROOMS): GYM: UTILITY ROOM: 2 GUEST WC'S: GARAGE: OUTDOOR POOL:  
REAR GARDEN: OFF-STREET PARKING. EPC RATING - E**

Often referred to as the jewel in the crown in one of Hampstead Garden Suburb's finest turnings, is this magnificent, detached family home arranged over 3 floors and spanning 7,466 sq. feet (693.6 sq.m) on a plot extending to 0.6 of an acre , backing directly onto Hampstead golf course.



The vendors have meticulously refurbished the property to the highest of standards, with interior design by Bill Bennette, and this fine home offers a host of luxury features including floor to ceiling windows, close to 3m ceiling heights on the ground floor, air conditioning, under floor heating and a gym.

On the ground floor as you enter the home, you're met by a spacious entrance hallway that leads on to a breath-taking double drawing room and family room, both with French doors on to the garden and patio. The stunning designer kitchen/ breakfast room also had direct access on to the garden with "secret doors" leading on to the dining room. Further amenities include a pantry, a utility room, a double garage, a separate tradesman entrance and 2 WC'S.

On the first floor there 3/4-bedroom suites including a majestic, oversized principal bedroom with 2 dressing rooms, a private study( which could be used as a bedroom 4), a beautiful ensuite bathroom and a terrace overlooking the garden and golf course. Both bedrooms 2 and 3 also have their own walk-in dressing rooms and ensuite bathrooms, in addition to a tv/family room.

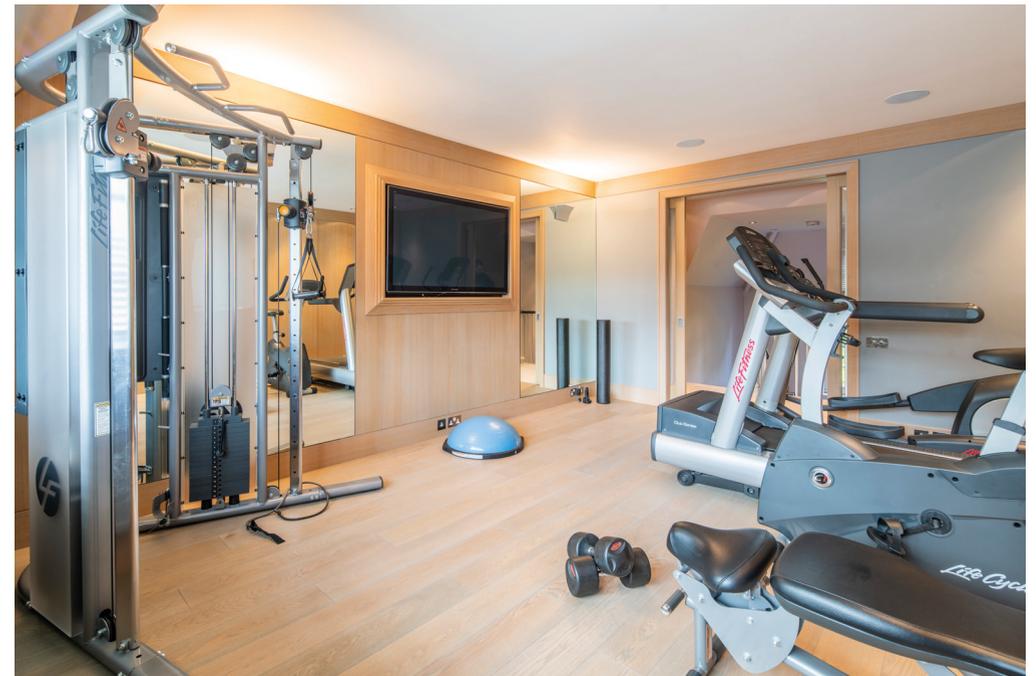


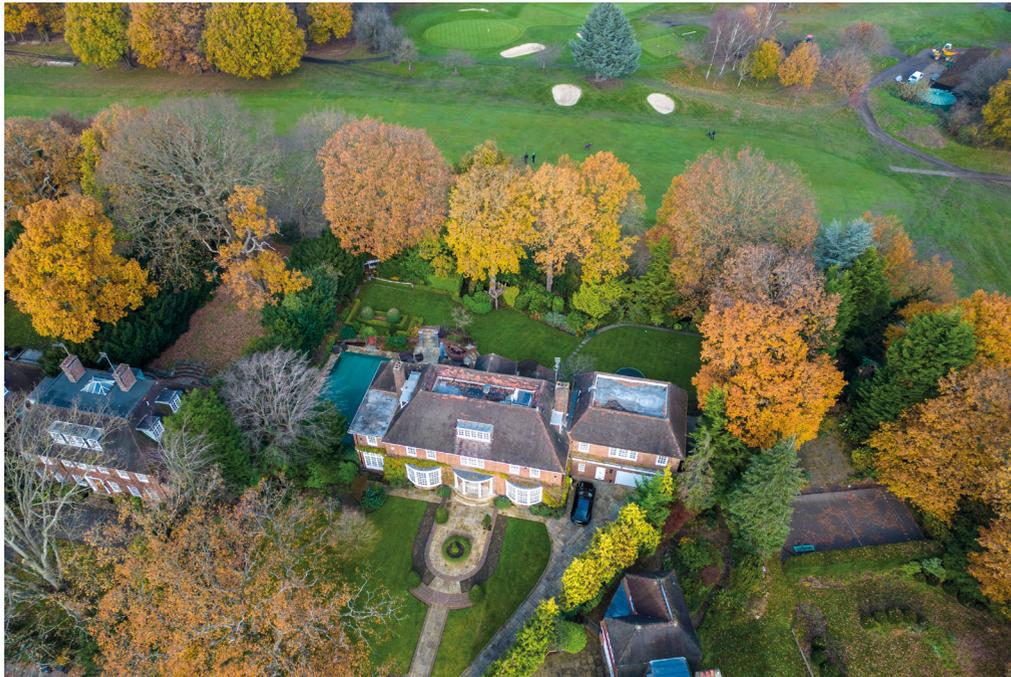


On the second floor there are 2 further bedrooms ensuite and a gym.

The garden has been beautifully landscaped and is extremely wide with mature shrubs, offering complete privacy from the neighbours with an outdoor heated swimming pool and large garden terrace. Further benefits include a summer house and off street parking for 6/8 cars to the front.

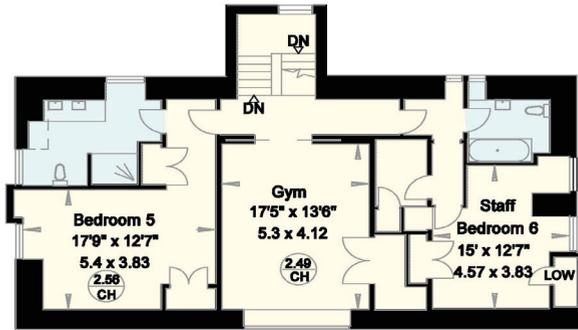
Ingram Avenue is located moments away from the rolling green acres of Hampstead Heath and Kenwood, with Hampstead High Street and Highgate School being equidistant at approximately 2.2 kilometres away. Additionally, London Underground stations (Northern Line-Edgware Branch) are available in both Golders Green & Hampstead.



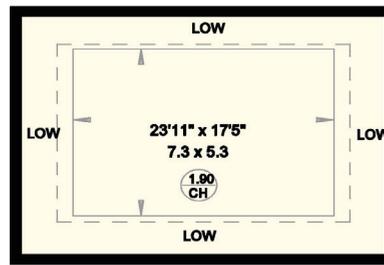


Ingram Avenue  
London NW11

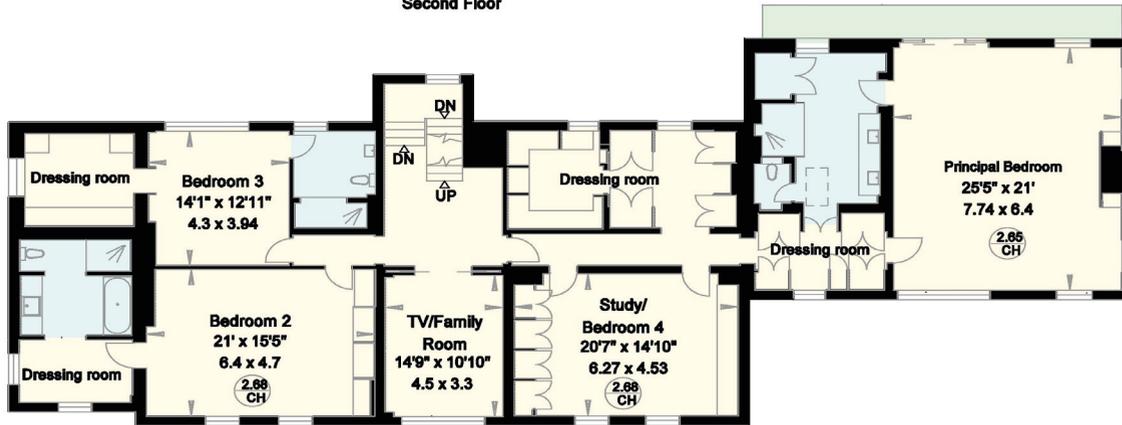
Gross Internal Area = 693.6 sq. metres  
(Excluding Restricted Heights) 7466 sq. feet



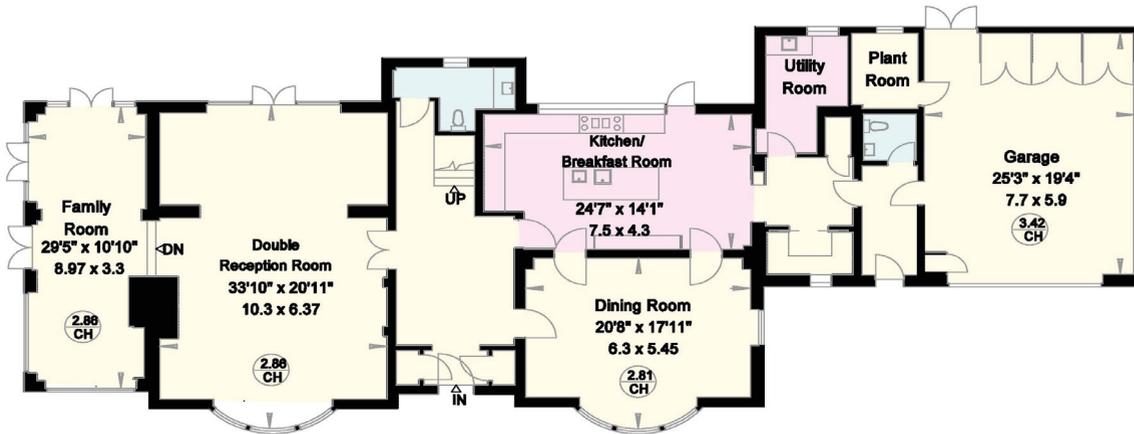
Second Floor



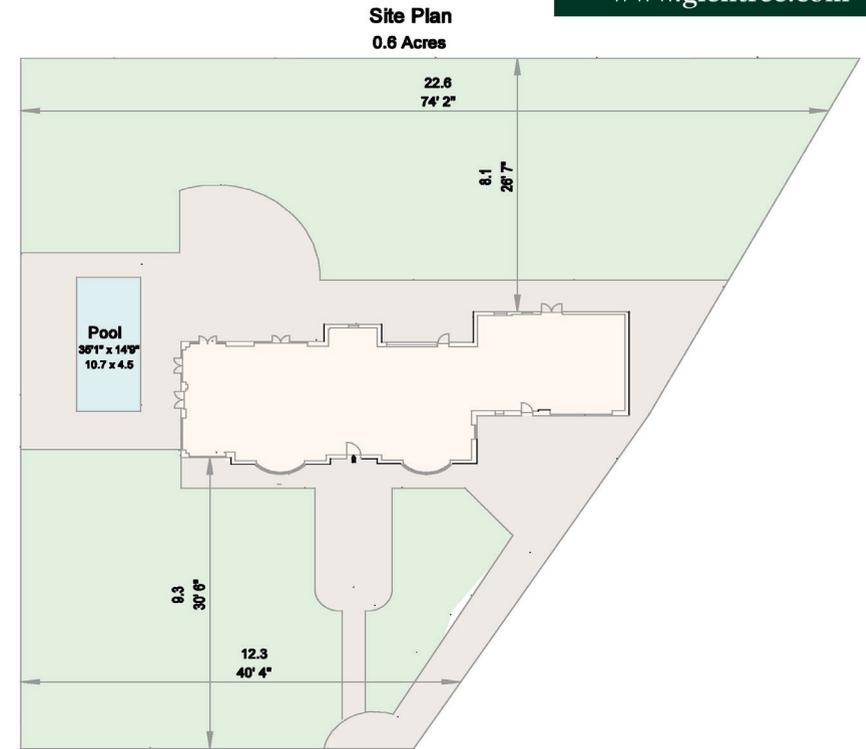
Loft Space



First Floor



Ground Floor



Site Plan  
0.6 Acres

IMPORTANT NOTICE

1. 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. 2. 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. 3. 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. 4. 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. 5. 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. 6. 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.