



glentree

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INGRAM AVENUE, NW11



# SOLE AGENT. FREEHOLD. GUIDE PRICE £8,500,000

ENTRANCE HALL: DRAWING ROOM: DINING ROOM: TV ROOM:  
KITCHEN: FAMILY ROOM: STUDY: PRINCIPAL BEDROOM WITH EN  
SUITE AND DRESSING ROM: 4 FURTHER BEDROOMS ALL WITH EN  
SUITES: STAFF BEDROOM WITH EN SUITE: UTILITY ROOM: CINEMA:  
POOL CHANGING ROOM: POOL: GARAGE: REAR GARDEN: CARRIAGE  
DRIVEWAY: 2 GUEST WC'S

Set behind a deep carriage driveway with off street parking for 6/8 cars, is this impressive 6 bedroom detached double fronted family home arranged over 4 floors and backing on to Hampstead Golf Course.



As you enter this magnificent home you walk into a large entrance hallway with 4 sets of full height double doors leading on to the drawing room, Dining room, tv room, kitchen / family room and study.

On the upper floors there are 5-bedroom suites including the principal suite which boasts an oversized bathroom and dressing room. On the lower level there is a bespoke media room which comfortably sits 10 guests, a staff bedroom and bathroom and utility room.

Further benefits include air conditioning, underfloor heating, Lutron controlled lighting, 2 guest WC'S and a garage.

The beautifully landscaped garden to the rear extends to over 115" and is bordered by a dining area, terraces and a 12m swimming pool. Additionally, there is a pool house with changing facilities.

Ingram Avenue is highly regarded as one of the finest turnings in Hampstead Garden Suburb and located within a short walk to both Kenwood and the Heath Extension.



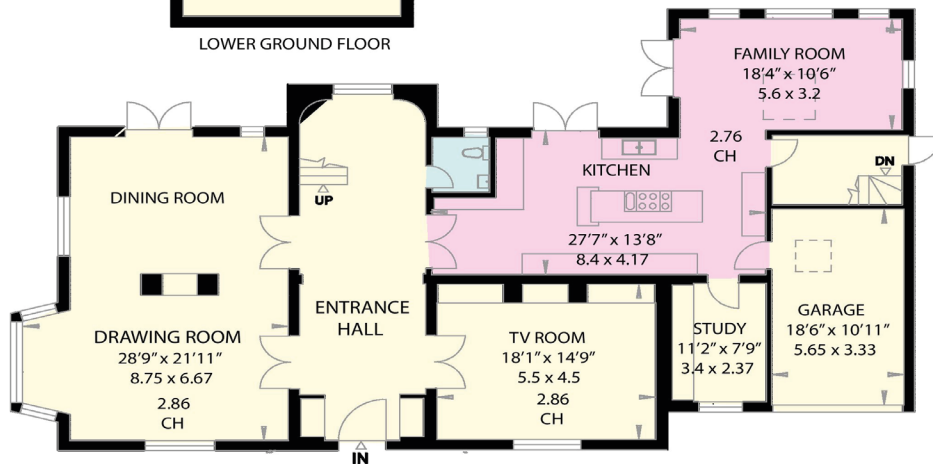
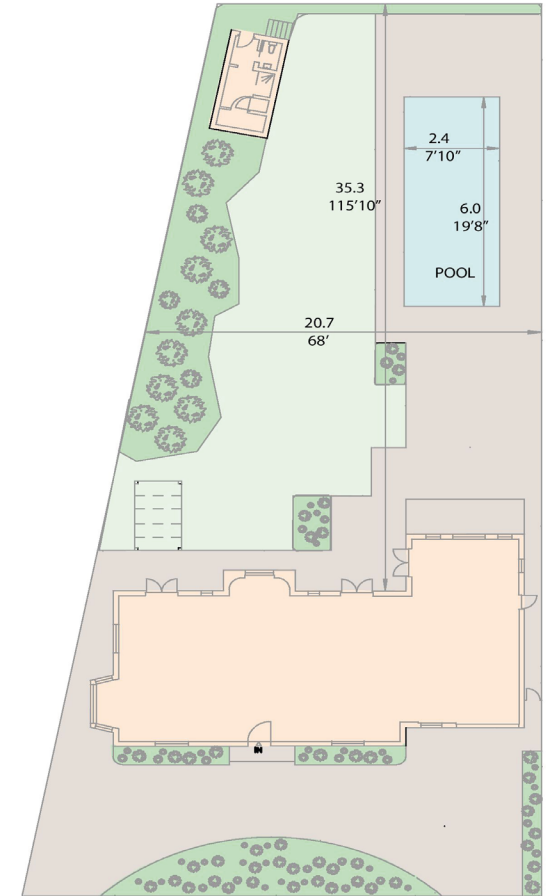
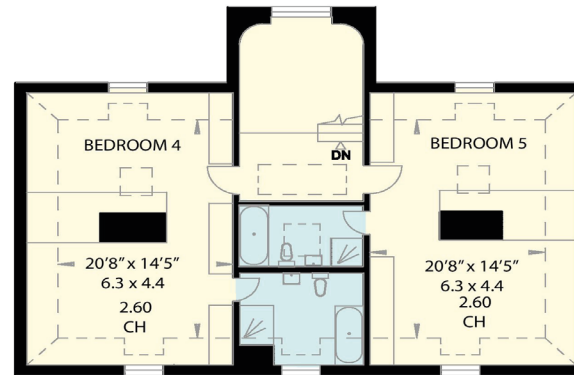
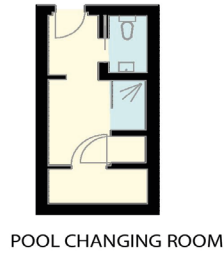
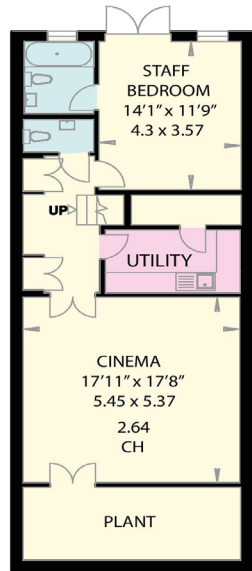


INGRAM AVENUE  
LONDON NW11

Gross Internal Area = 530.4 sq metres  
5710 sq feet

Gross Internal Area = 517.5 sq metres  
(Excluding Pool Room) 5570 sq feet

SITE = .30 ACRES



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 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.