



14 & 16 INGRAM AVENUE

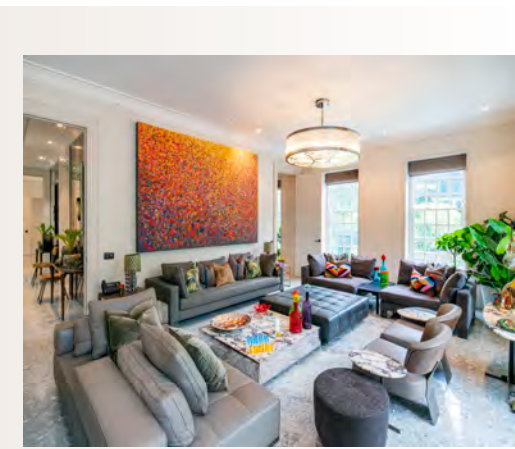
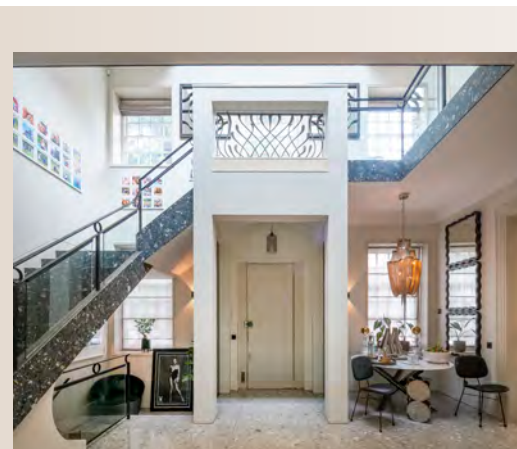
An elegant detached residence which stands out as a landmark property.



The inspiration for Fairwood House came from Sir Edwin Lutyens, the 20th Century's leading British architect. Lutyens was commissioned to design many of the great English country houses as well being appointed by the government to design and build Viceroy House in Delhi, which has since become the residence of the President of India.

This imposing property enjoys a double plot, which measures around 0.6 acres, faces due south to the rear of the property and also backs on to Turners Wood – a 7 Acre private bird sanctuary. In 2006, the property was completely rebuilt behind the original facade. In doing so, the current owners brief was to create a house fit for the twenty-first century whilst ensuring that the layout remained loyal to the original that Lutyens created. All of the principal reception rooms on the ground floor are facing the extensive gardens, are interconnected and at the rear of the property, providing excellent flow and family living accommodation.

The house is endowed with exceptionally high ceilings. Most of the rooms on the ground floor enjoy ceiling heights in excess of 3.3metres and some rise to well over 4 metres.

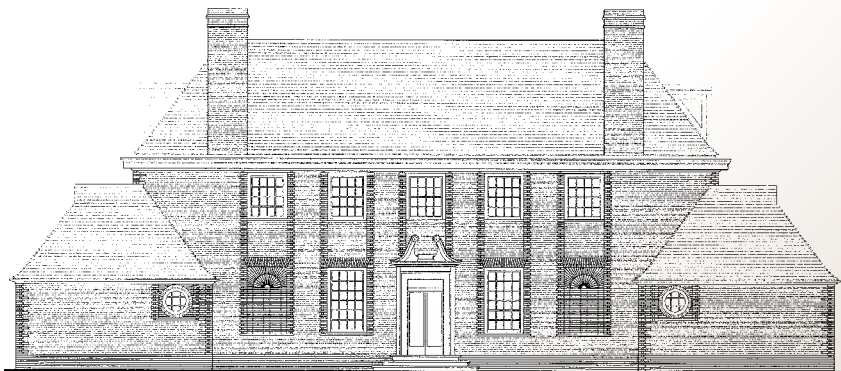




Lutyens was commissioned to provide drawings for the elevations by Reginald McKenna, Chairman of Midland Bank in 1935, Lutyens had earlier created two of his finest works for McKenna – the Midland Bank building in Manchester (1933-1935) and its headquarters in the City of London (1921-1939). McKenna built the property to give to his son and new daughter-in-law as a wedding present.

John Soutar, the architect charged with the design of the rest of the property, was also widely respected and was considered responsible for the successful planning and design of the wider Hampstead Garden Suburb. The Suburb was praised for its consistently high standard of design. It remains a highly desirable residential area, with a character defined by its commanding architect-designed properties, lush green spaces and abundance of mature trees.





The house is a true thoroughbred in the best traditions of past master builders, rarely seen today. The dignified but unconventional frontage is crafted of the finest handmade grey and red brickwork that gives life to the elevations. Imposing chimneystacks, two niches situated at ground floor level, and a swan's neck pediment that stands above the front entrance complete the frontage of this imposing grade II listed home. The house wears its elegance lightly without striving for effect and without the need for superfluous columns or porticoes.

Ingram Avenue is undoubtedly one of the finest roads in this sought after district of north west London. The rolling acres of Hampstead Heath and Kenwood are located approximately half a kilometre distant, with Hampstead High Street and Highgate School being equidistant at approximately 2.2 kilometres. Additionally, London Underground stations (Northern Line-Edgware Branch) are available in both Golders Green & Hampstead.

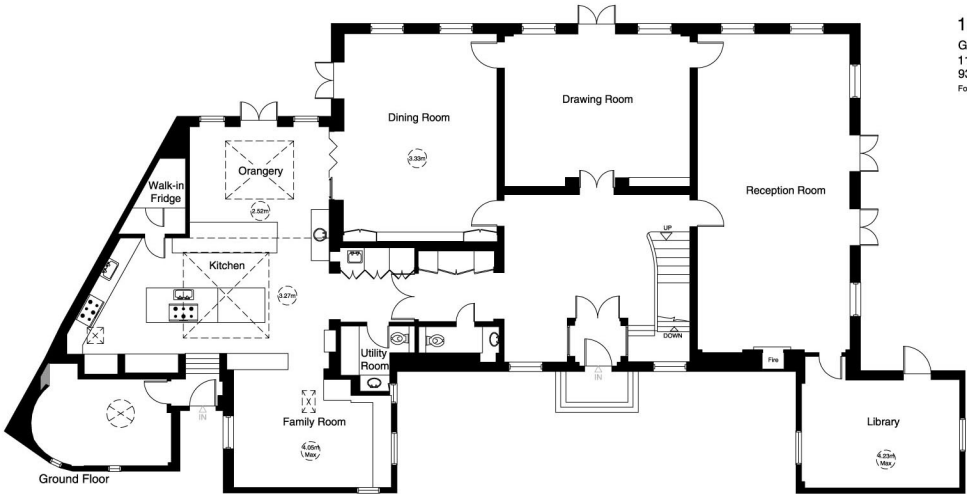


16 Ingram Avenue, NW11

Gross internal area (approx.)
 11078 Sq ft (1029 Sq m) Including under 1.5m and Storage
 9350 Sq ft (868 Sq m) Excluding under 1.5m and storage
 For identification only. Not to Scale

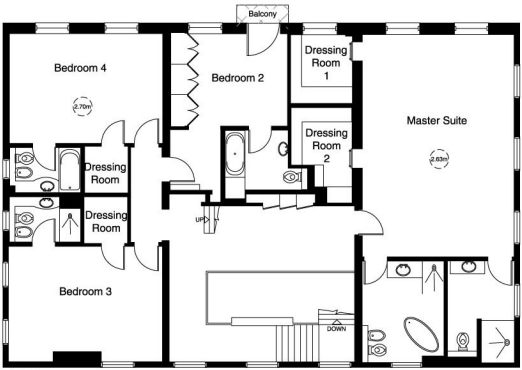


Orangery	4.9m x 4.1m	16' x 13'4"
Kitchen	11.7m x 9.2m	38'7" x 30'1"
Dining Room	7.3m x 5.7m	23'10" x 18'9"
Drawing Room	4.5m x 6.0m	14'9" x 19'8"
Reception Room	11.5m x 5.7m	37'7" x 18'8"
Family Room	6.5m x 4.1m	21'5" x 13'6"
Library	5.5m x 4.0m	18'2" x 13'1"
Staff Suite	3.5m x 3.0m	11'6" x 9'11"

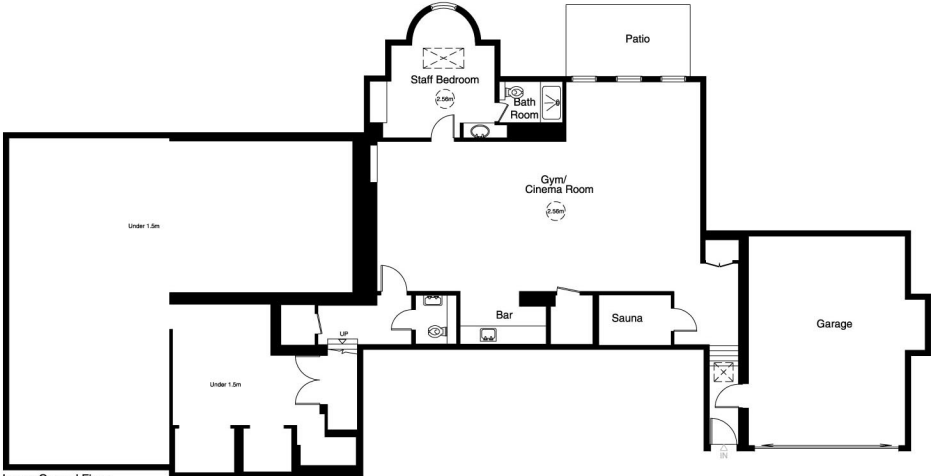


Ground Floor

Master Suite	7.8m x 5.3m	25'6" x 17'5"
Bedroom 2	5.8m x 4.1m	19'4" x 13'5"
Bedroom 3	5.4m x 4.6m	17'8" x 15'2"
Bedroom 4	5.4m x 3.8m	17'7" x 12'7"



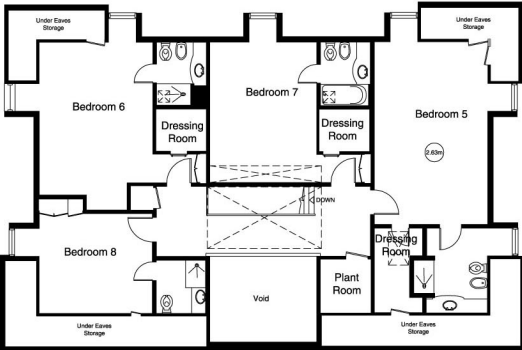
First Floor



Lower Ground Floor

Gym/Cinema Room	11.5m x 7.3m	37'7" x 24'1"
Garage	7.4m x 6.5m	24'5" x 21'5"
Treatment Room	4.5m x 4.4m	14'10" x 14'4"
Patio	4.3m x 2.5m	14'2" x 8'2"

Bedroom 5	7.2m x 4.8m	23'8" x 15'10"
Bedroom 6	6.7m x 5.8m	22'0" x 19'1"
Bedroom 7	5.7m x 5.6m	18'10" x 18'5"
Bedroom 8	4.8m x 4.1m	15'10" x 13'5"



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).