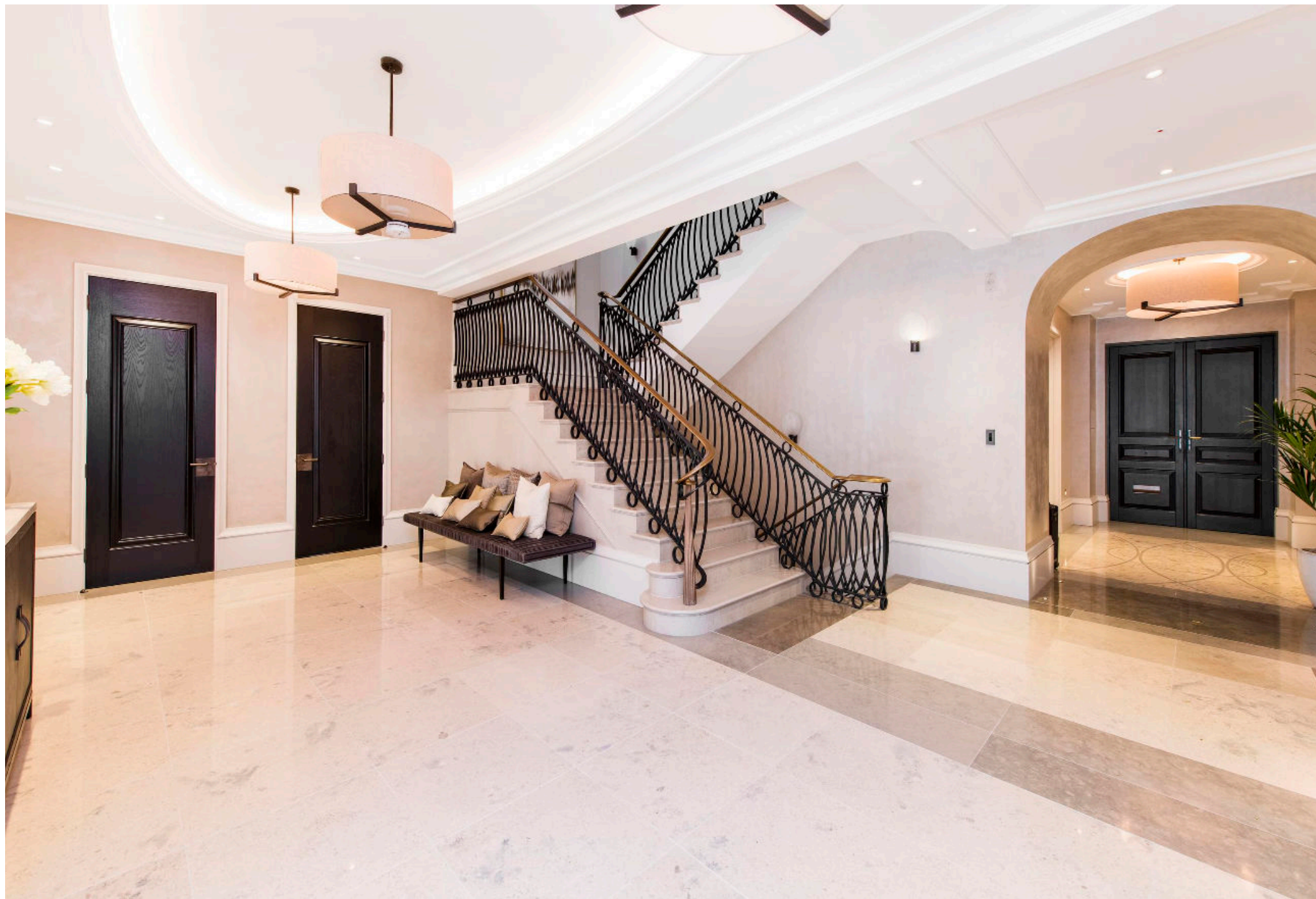


**Ingram Avenue,
Hampstead Garden Suburb
NWII**







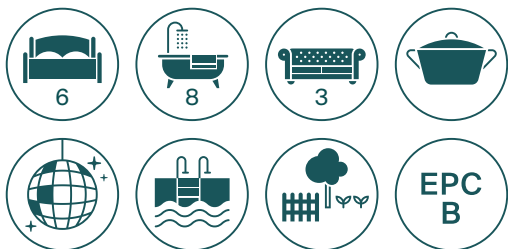


This majestic newly built house comprises of approximately 12,714 sq ft of accommodation and is set on this lovely leafy street in Hampstead Garden Suburb, backing onto Turners Wood Bird Sanctuary.

The grand living accommodation includes 6 bedroom suites, 4 reception rooms, and 7 bathrooms.

The sophisticated home offers a principal bedroom consisting of a large dressing room along with 2 en-suite bathrooms, 5 further bedrooms all offering en-suites, lift with access to all floors within the property, state-of-the-art cinema room and games room.

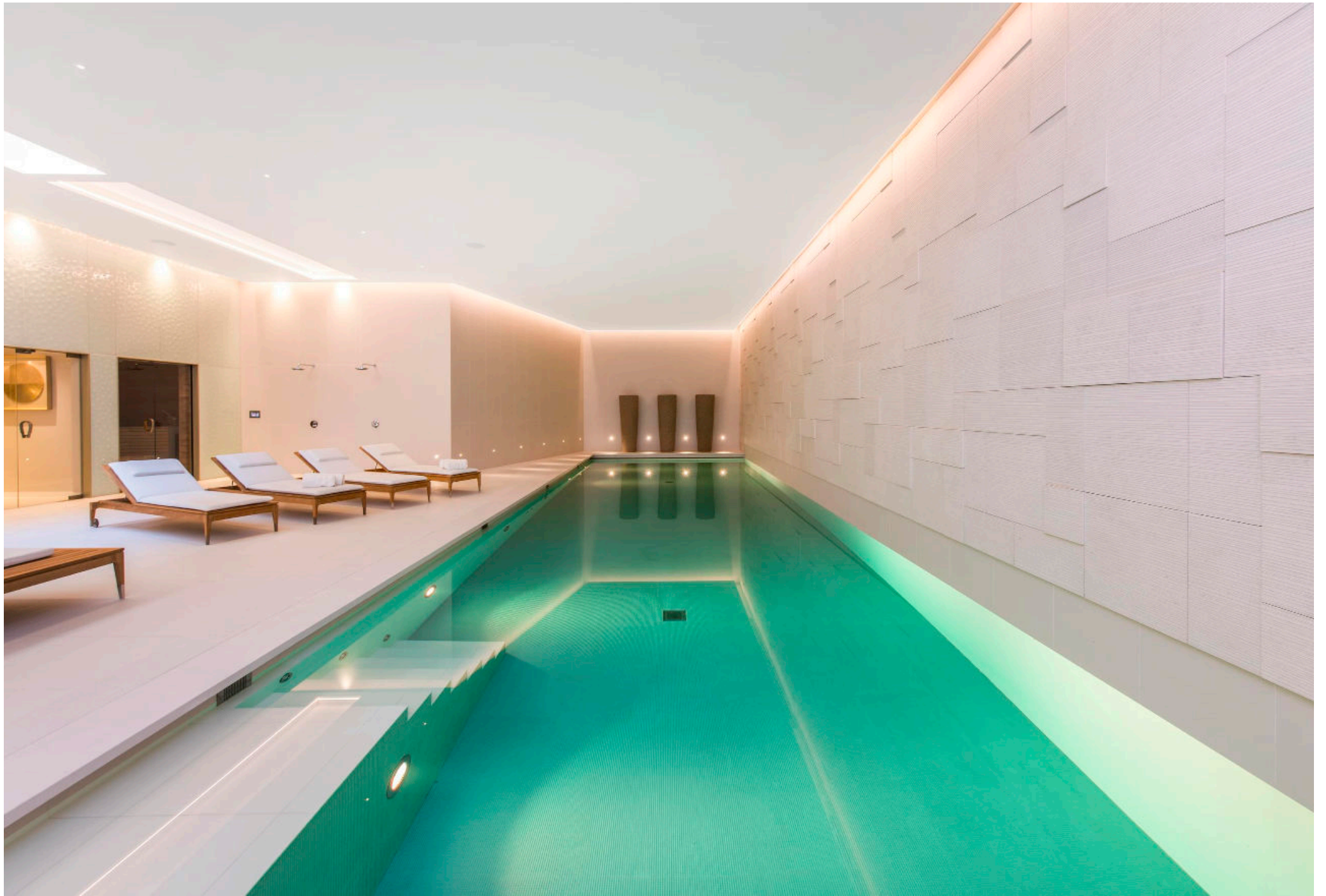
Additionally, the grand living accommodation offers a number of reception rooms, swimming pool, gym, sauna, steam room and staff quarters. Set behind a carriage driveway, the property offers a car lift, landscaped garden and much more.

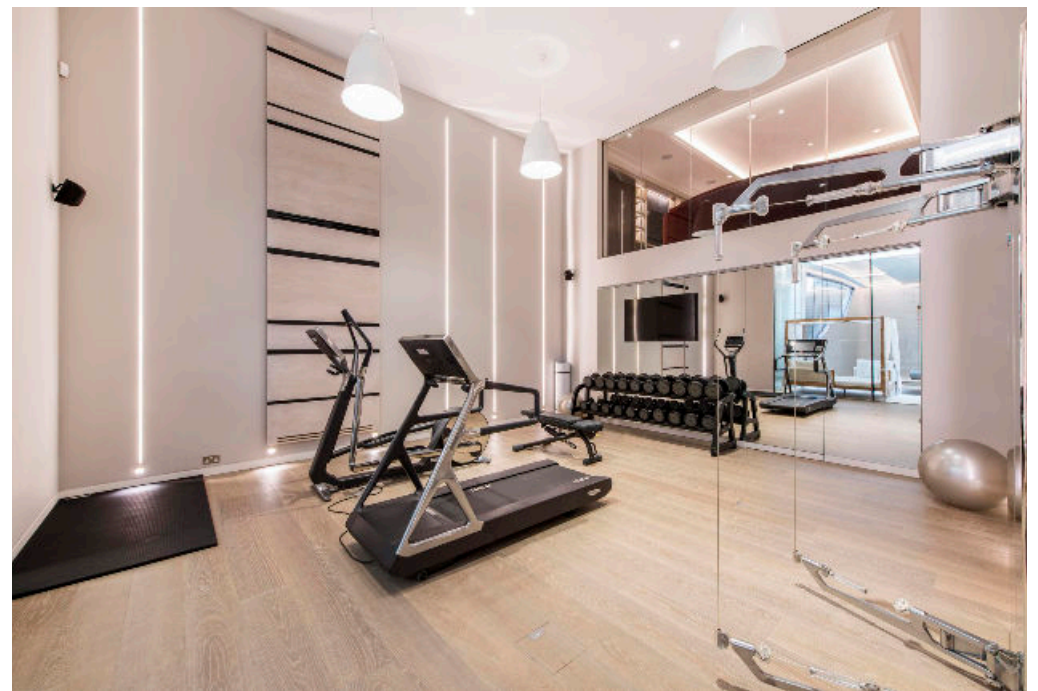
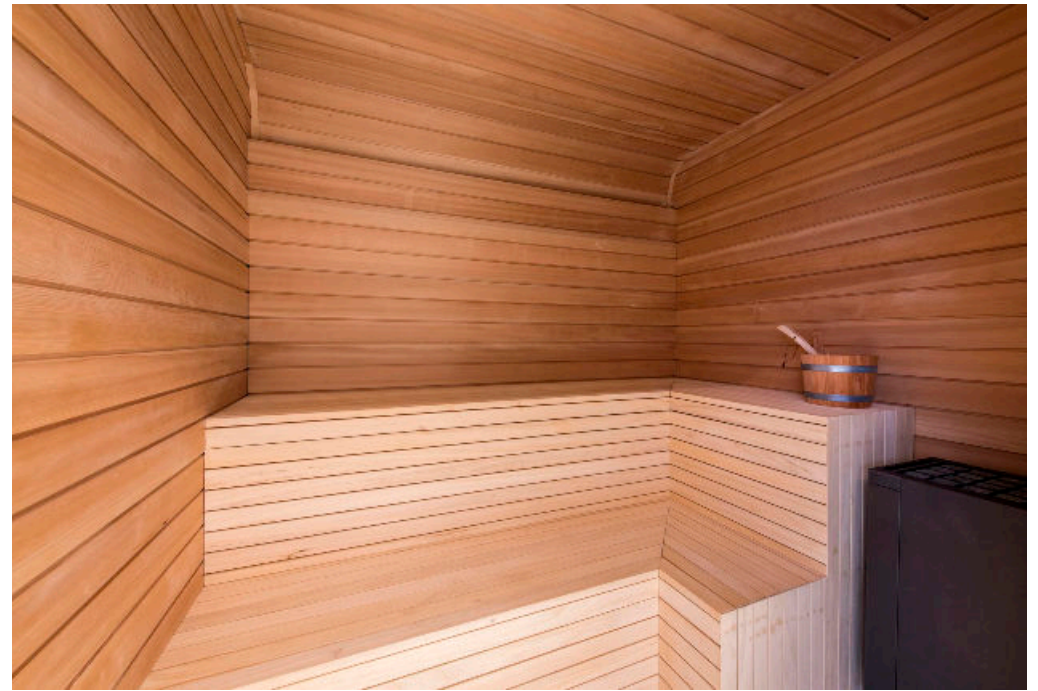


Ingram Avenue is one of North London's premier residential turnings located off Winnington Road within walking distance to Kenwood House & Hampstead Heath. The property boasts the perfect location to enjoy local life whether it is stylish shopping and fine dining in Hampstead Village or Highgate High Street, a peaceful walk on the Heath or soaking up some history at Kenwood House. Yet, the centre of London is only a short drive away ensuring the bright lights of the city are within easy reach.





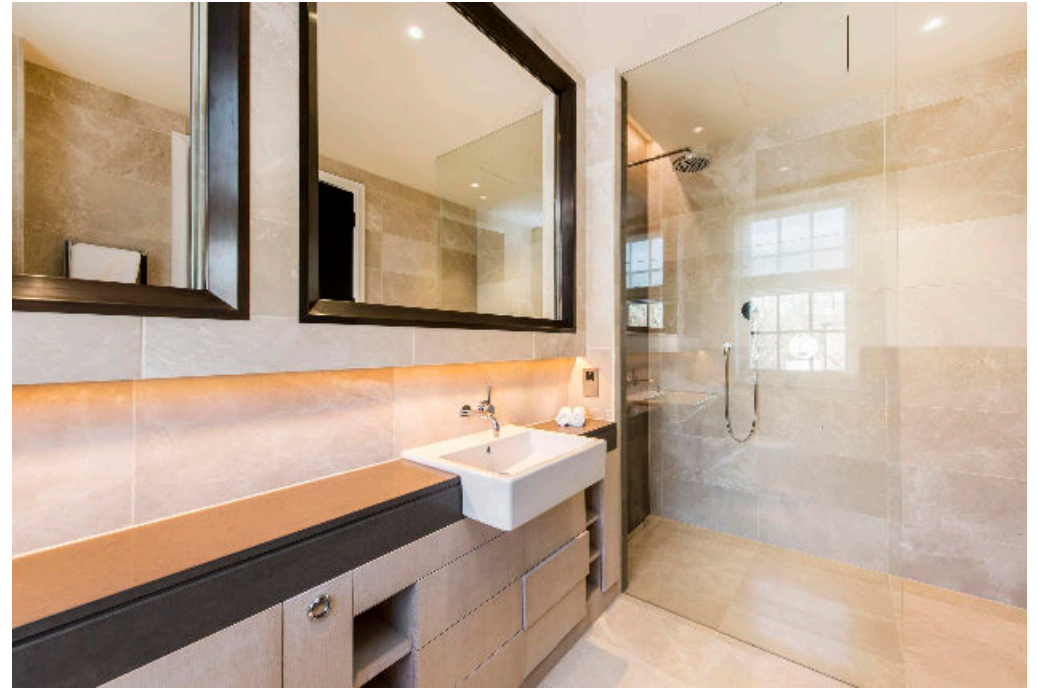






A stunning detached family home located on Ingram Avenue NW11.





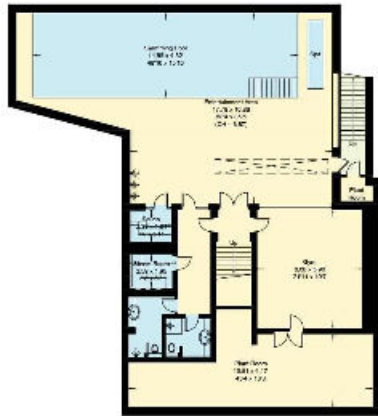


Ingram Avenue, NW11

Approximate Area = 1181.3 sq m / 12714 sq ft
Including Limited Use Area (20.1 sq m / 216 sq ft)
Lift / Garage / Basement & Excluding Void



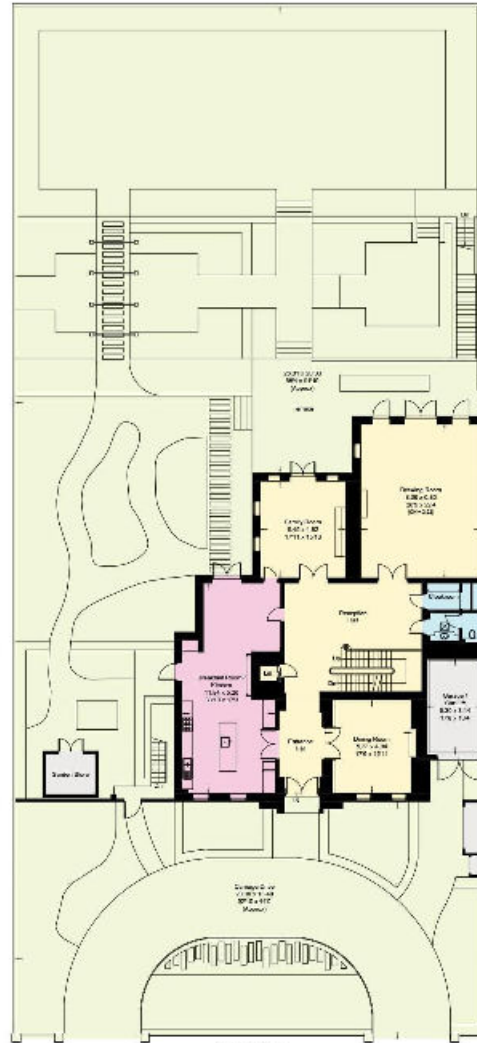
Surveyed and drawn in accordance with the International property measurement standards (IPMS 2, Residential), but drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions about them.



Basement
Approximate Area = 248.2 sq m / 2668 sq ft



Lower Ground Floor
Approximate Area = 278.1 sq m / 2980 sq ft
Including Limited Use Area (20.1 sq m / 216 sq ft)



Ground Floor
Approximate Area = 300.0 sq m / 3230 sq ft
Including Garage / Use Lift



First Floor
Approximate Area = 172.4 sq m / 1850 sq ft
Including Limited Use Area (20.1 sq m / 216 sq ft)



Second Floor
Approximate Area = 283.6 sq m / 3068 sq ft
Including Limited Use Area (20.1 sq m / 216 sq ft)
(Excluding Void)

Knight Frank
Hampstead
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Hampstead NW3 1EN

We would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2021. Photographs and videos dated March 2021.

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