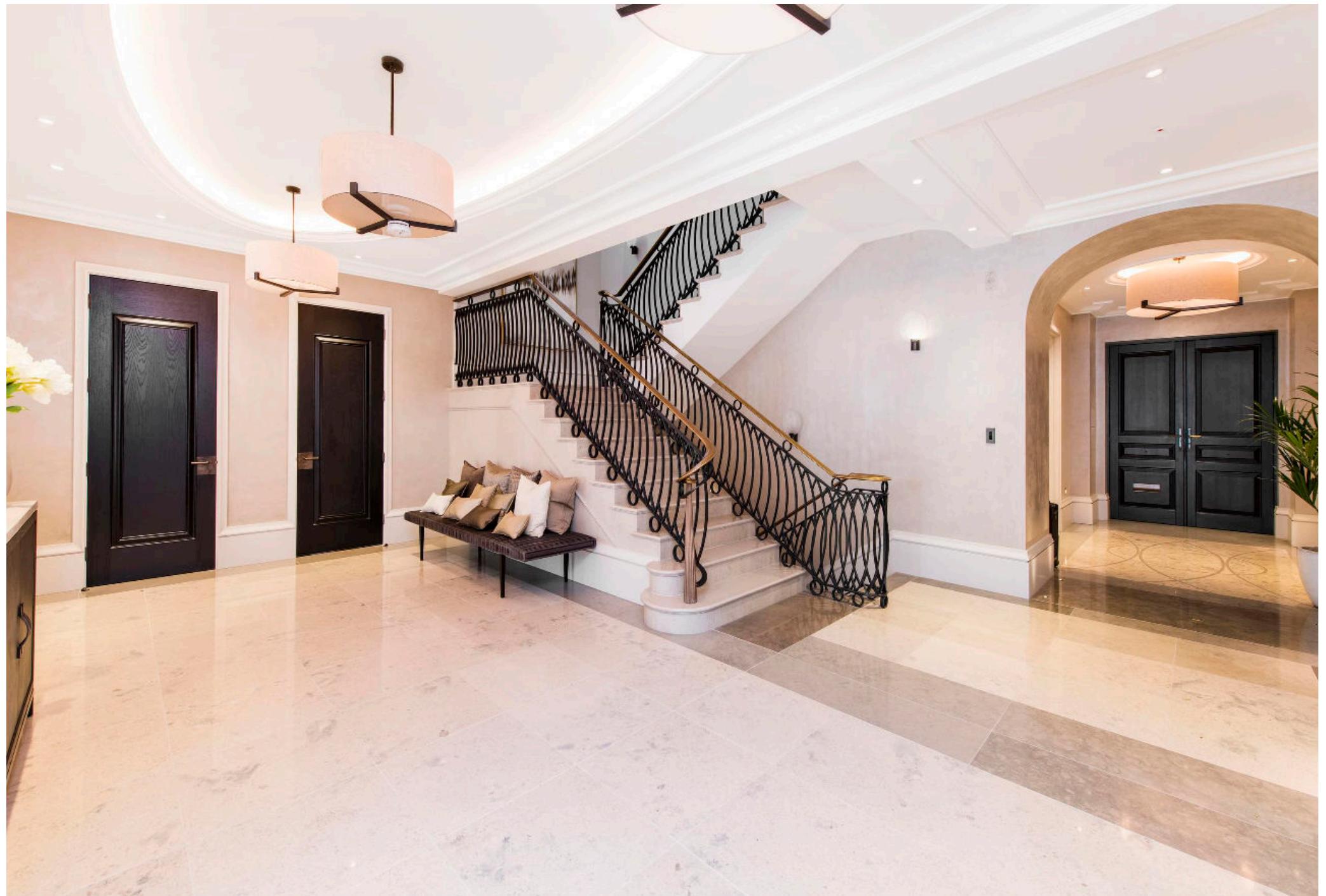


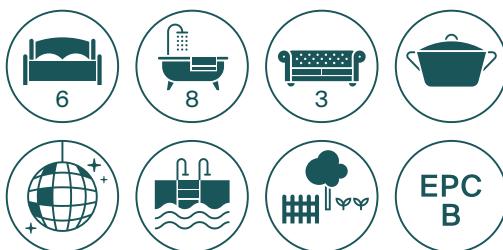


# Ingram Avenue, Hampstead Garden Suburb NW11









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.

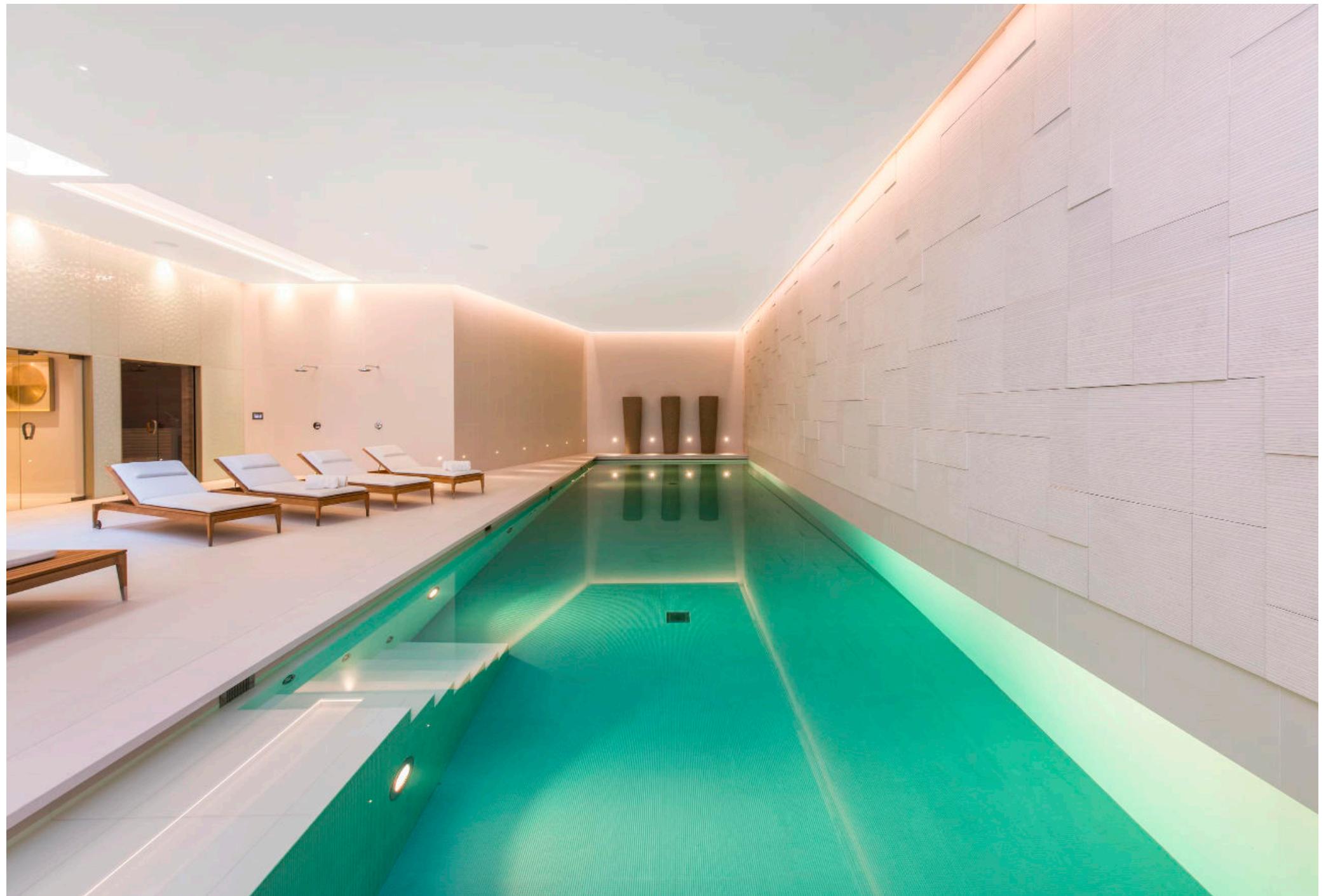
Additionally, the grand living accommodation offers a number of reception rooms, swimming pool, gym, sauna, steam room and staff quarters. Set behind a carriage driveway, the property offers a car lift, landscaped garden and much more.

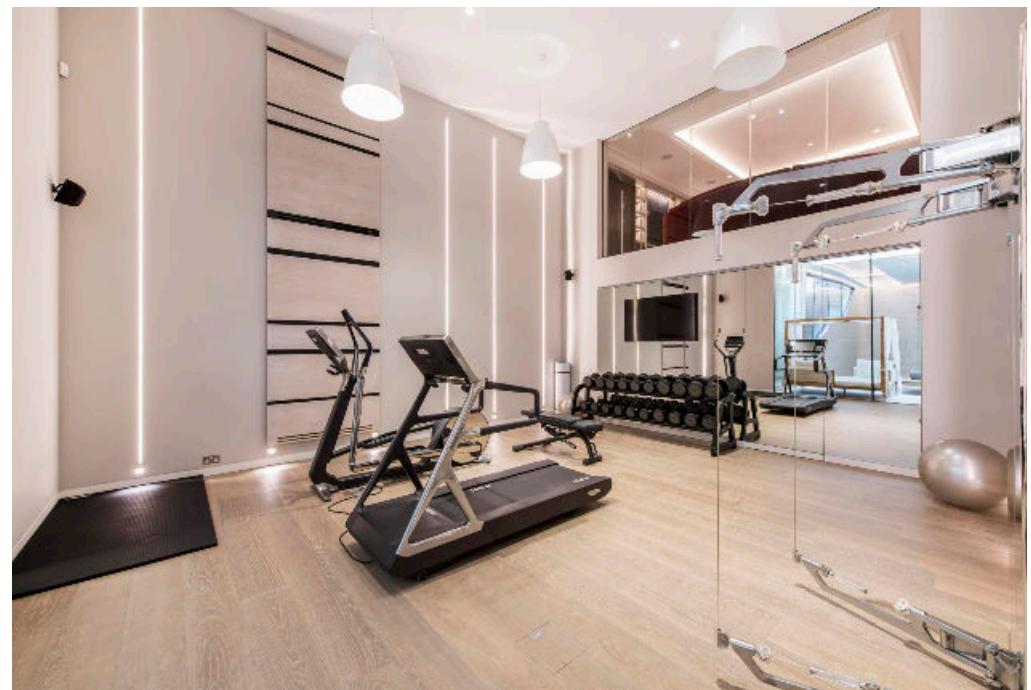
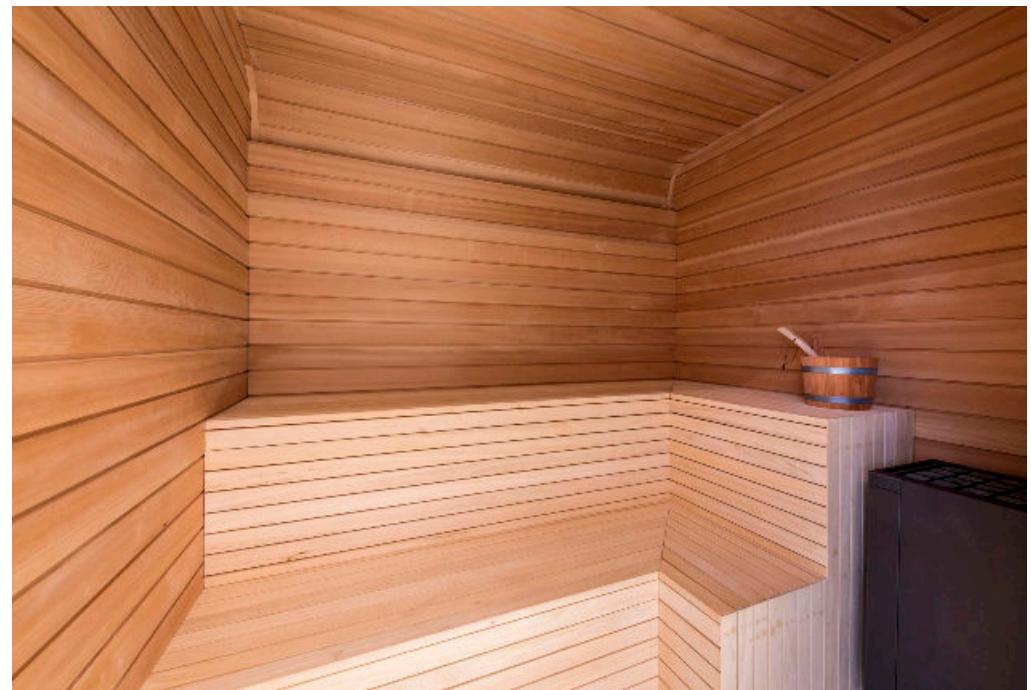


*Ingram Avenue is one of North London's premier residential turnings located off Winnington Road within walking distance to Kenwood House & Hampstead Heath. The property boasts the perfect location to enjoy local life whether it is stylish shopping and fine dining in Hampstead Village or Highgate High 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.*



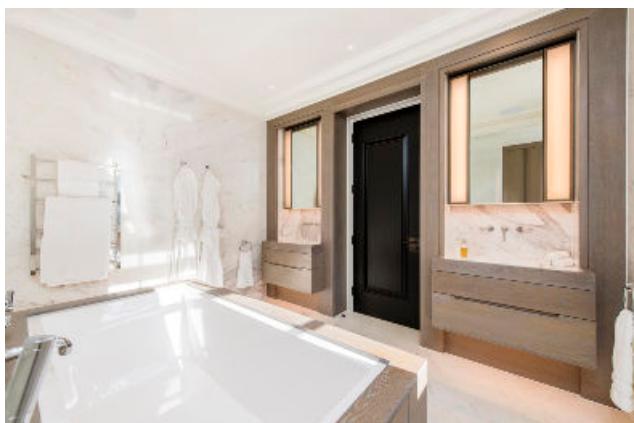


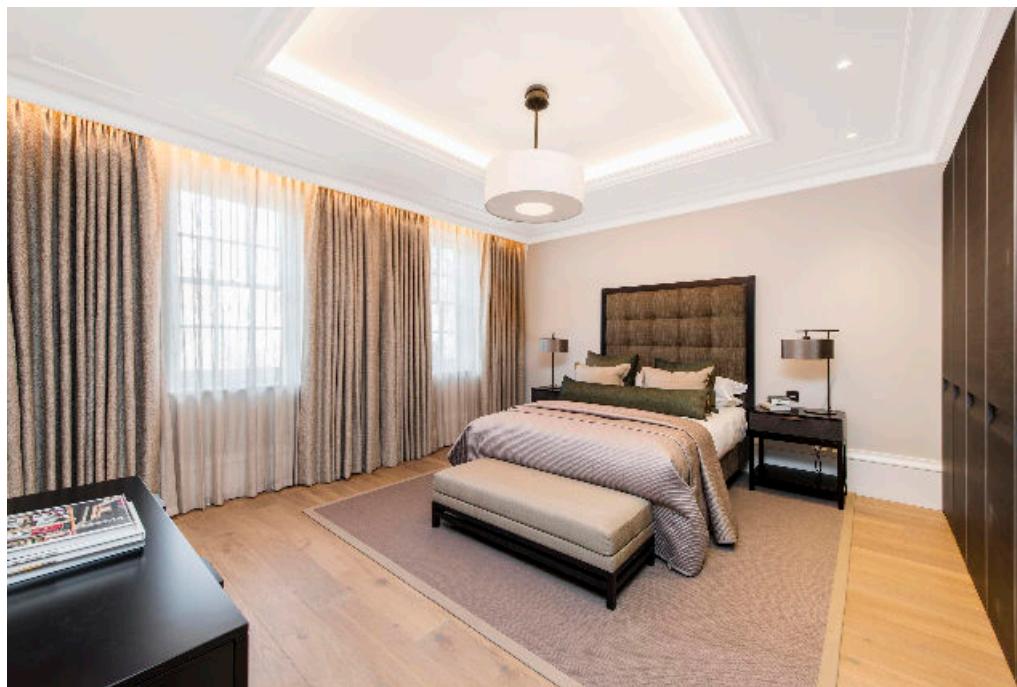
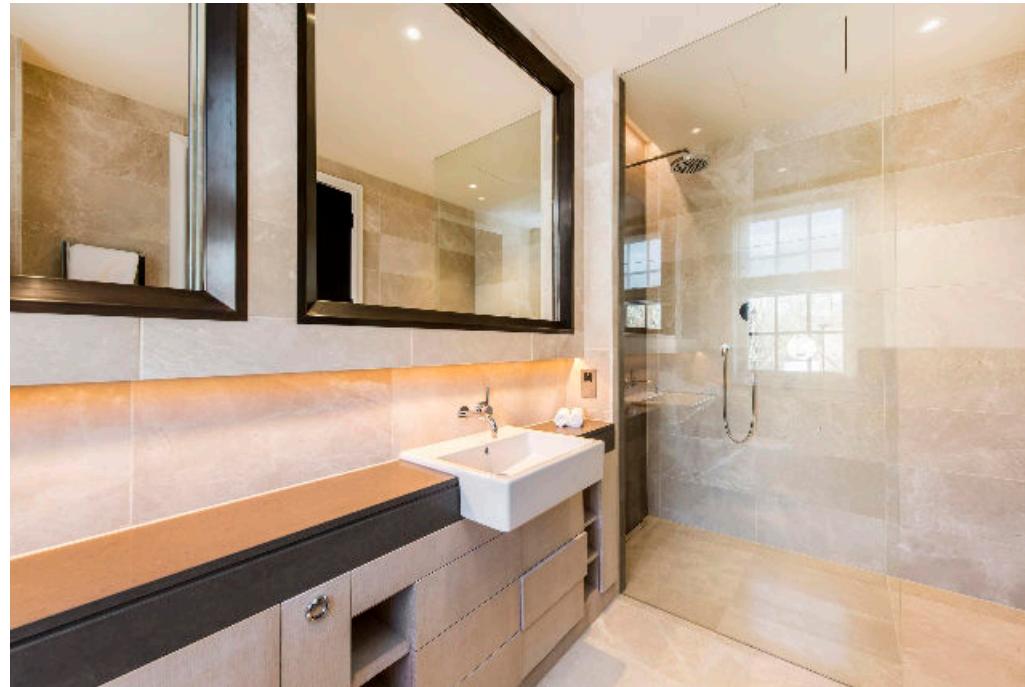






**A stunning detached family home located on Ingram Avenue NW11.**





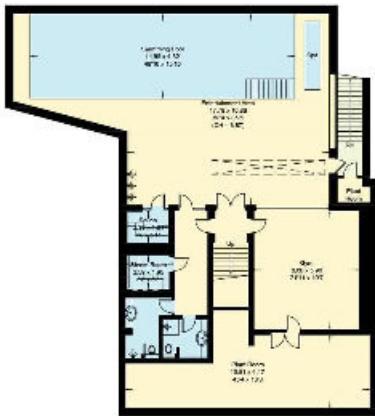


# Ingram Avenue, NW11

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, Revised ed); Not 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 reliant upon them.



**Basement**  
 Approximate Area = 361.3 sq m / 3896 sq ft

**Lower Ground Floor**  
 Approximate Area = 379.1 sq m / 4090 sq ft  
 Including Limited Use Area (20.1 sq m / 216 sq ft)

**Ground Floor**  
 Approximate Area = 306.4 sq m / 3290 sq ft  
 Including Garage (21.0 sq m / 226 sq ft)

**First Floor**  
 Approximate Area = 172.4 sq m / 1860 sq ft  
 Including Limited Use Area (20.1 sq m / 216 sq ft)

**Second Floor**  
 Approximate Area = 212.5 sq m / 2260 sq ft  
 Including Limited Use Area (20.1 sq m / 216 sq ft)

Knight Frank  
 Hampstead  
 58-62 Heath Street  
 Hampstead NW3 1EN

We would be delighted to tell you more.

**Katy Brookes**  
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 katy.brookes@knightfrank.com

**knightfrank.co.uk**

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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