



## DOUBLE FRONTED DETACHED HOUSE BACKING ONTO HAMPSTEAD GOLF COURSE

INGRAM AVENUE  
HAMPSTEAD GARDEN SUBURB, LONDON, NW11

Guide Price £5,995,000 - Freehold

savills



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Double volume reception room • formal dining room • library/study/family room • fully fitted kitchen • master bedroom suite • 5 further bedrooms • 5 further bath/shower rooms • landscaped front & rear gardens • garage and off-street parking on drive  
• EPC Rating = E Council Tax = H

## Situation

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.

## Description

A substantial double fronted detached house being one of a select few houses that back directly onto Hampstead Golf Course. This wonderful home has been in the same ownership for almost 30 years and whilst the homes around it have been extended and in many cases re-built, this amazing family house really does offer the potential to improve or enlarge if required. Set back behind a carriage driveway, the property is beautifully presented with accommodation arranged over ground and two upper floors extending to approximately 412 sq m (4,435 sq ft) and lawned gardens backing onto the Golf Course.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

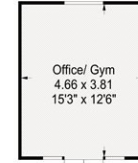




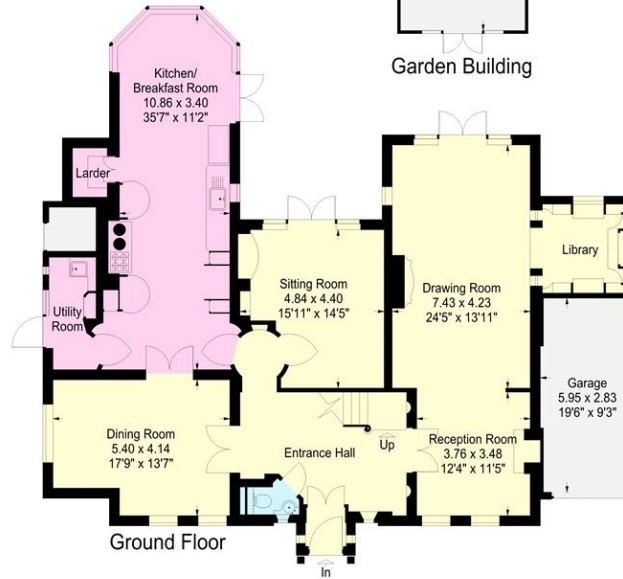


## Ingram Avenue, Hampstead Garden Suburb, London NW11

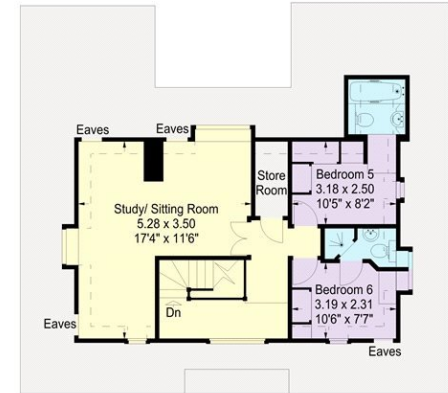
Approximate Gross Internal Area:  
House - 412 sq.mts. / 4435 sq.ft.  
(Including garage, reduced height area,  
below 1.5m - denoted with dashed line and under eaves)  
Garden Building - 18 sq.mts. / 194 sq.ft.  
Total - 430 sq.mts. / 4631 sq.ft.



Garden Building



APPROX. SCALE  
0 1 2 3 4 5 10Ft  
0 1 2 3M



Second Floor

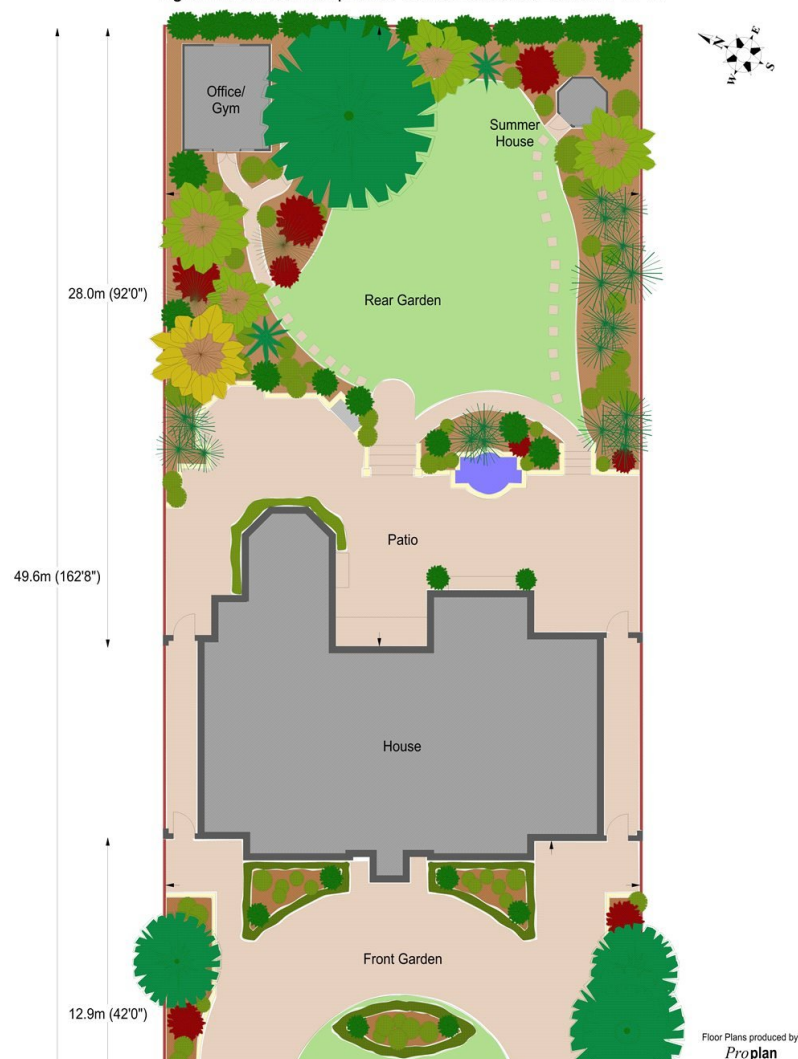


First Floor


Floor Plans produced by  
**Proplan**  
01491 842925

This plan is for guidance only and must  
not be relied upon as a statement of fact.

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## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            | 49      | 57  |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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