



A substantial double fronted detached house being one of a select few houses that back directly onto Hampstead Golf Course.

Ingram Avenue, Hampstead Garden Suburb, London, NW11

£5,995,000 Freehold



**Double fronted detached house • Freehold •
Landscaped front & rear gardens • Garage
and off-street driveway parking •
One of London's finest roads**

Local Information

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 0.5km distant, with Hampstead High Street and Highgate School being equidistant at approximately 2.2 kms. Additionally London Underground stations (Northern Line-Edgware Branch) are available in both Golder's Green & Hampstead.

About this property

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.

Tenure

Freehold

Local Authority

London Borough of Barnet

Energy Performance

EPC Rating = E

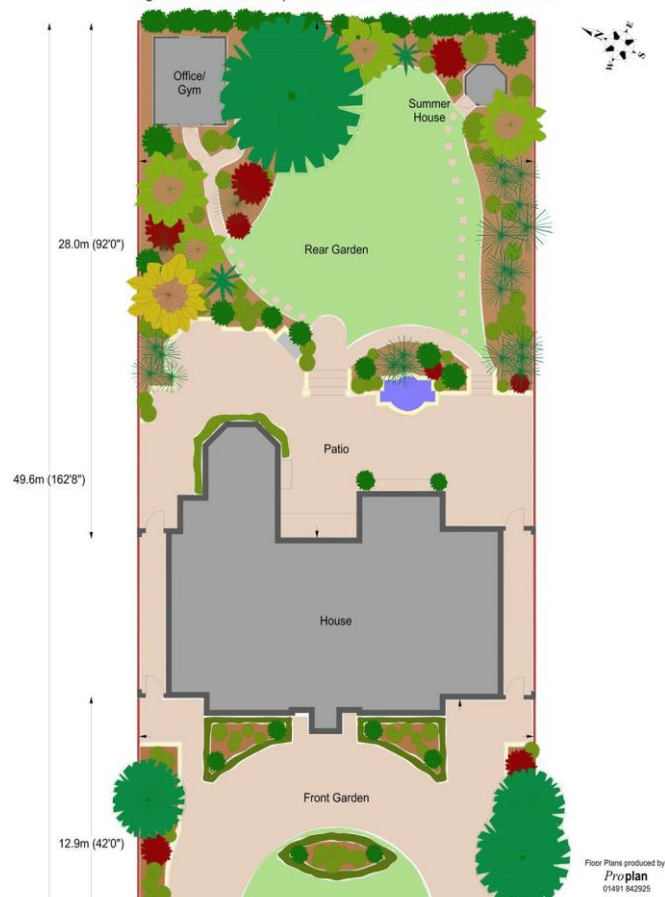
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

Telephone: +44 (0) 20 7472 5000.



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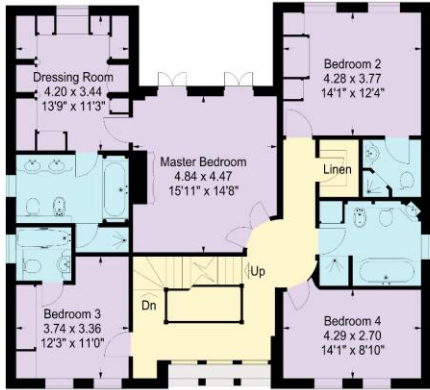


Ingram Avenue, Hampstead Garden Suburb, London, NW11
Gross Internal Area 4435 sq ft, 412 m²

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Floor Plans produced by
Proplan
01491 842925
This plan is for guidance only and must
not be relied upon as a statement of fact.

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

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