

AN ELEGANT DETACHED LANDMARK RESIDENCE



FAIRWOOD

14-16 INGRAM AVENUE

---

LONDON NW11

# FAIRWOOD

## 14-16 INGRAM AVENUE



AN EXCEPTIONAL GRADE II LISTED  
LUTYENS RESIDENCE (1,040 SQ M/11,197 SQ FT)  
OCCUPYING A MAGNIFICENT DOUBLE  
WIDTH PLOT BACKING DIRECTLY ONTO  
UNSPOILT ACRES OF TURNER'S WOOD  
BIRD SANCTUARY.







THE INSPIRATION FOR FAIRWOOD HOUSE CAME FROM SIR EDWIN LANSEER 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 situated on a double plot of approximately 0.6 acres, faces due south to the rear and also backs directly 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 provide excellent flow and family living accommodation. The house features exceptionally high ceilings with most of the rooms on the ground floor enjoying ceiling heights in excess of 3.3metres and some rising to well over 4 metres.













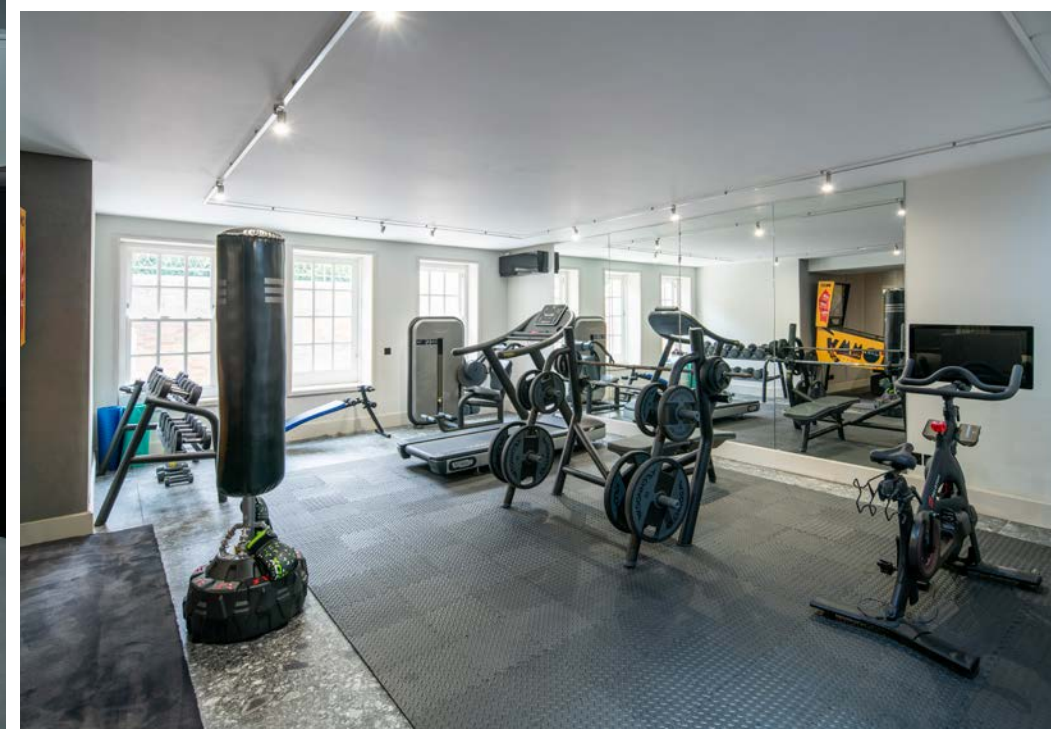
Lutyens was commissioned to provide drawings for the elevations by Reginald McKenna, Chairman of Midland Bank in 1935, Lutyens had earlier created two of his finest works for McKenna – the Midland Bank building in Manchester (1933-1935) and its headquarters in the City of London (1921-1939). McKenna 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.









## ACCOMMODATION AND AMENITIES

- Principal Bedroom with 2 En-Suite Dressing Rooms
- En-Suite Bathroom and En-Suite Shower Room
- 8 Further Bedrooms (all En-Suite Bath/Shower Rooms and 5 with En-Suite Dressing Rooms)
- Entrance Hall
- Reception Room
- Drawing Room
- Family Room
- Dining Room
- Kitchen
- Study
- Utility Room
- Gymnasium/Cinema Room
- Plant Room
- Patio
- Garage
- Rear Garden.



APPROXIMATE GROSS INTERNAL AREA

11,197 sq ft / 1,040.20 sq m (Including Eaves Storage, Garage & Restricted Height Under 1.5m )

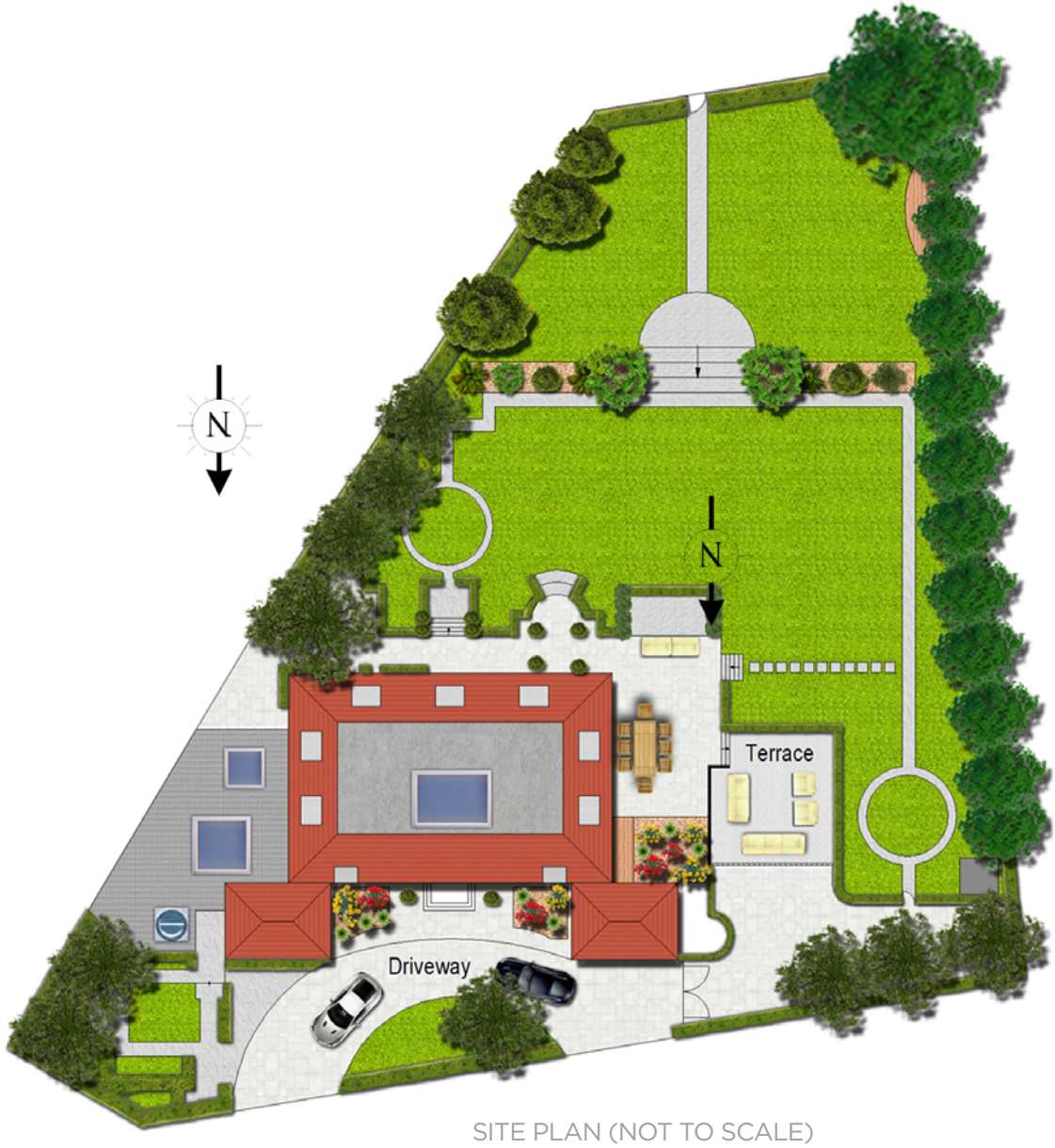
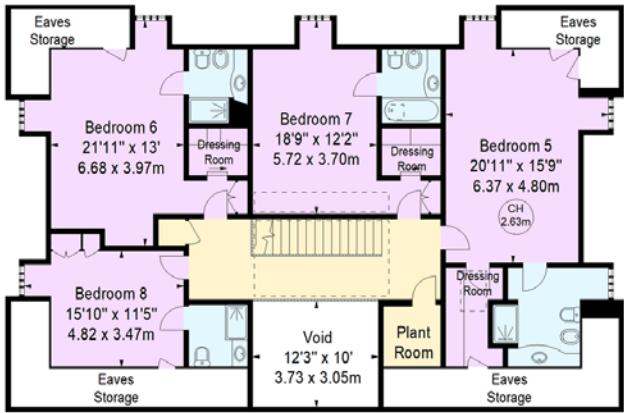
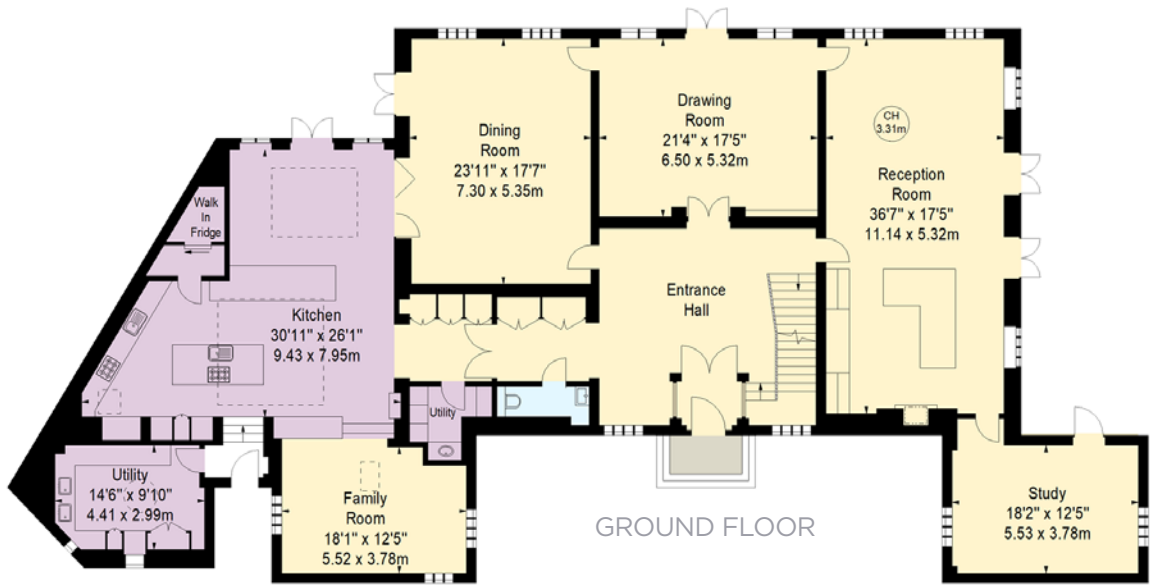
EAVES STORAGE - 334 sq ft / 31.03 sq m

GARAGE - 441 sq ft / 40.97 sq m

RESTRICTED HEIGHT UNDER 1.5M - 1,393 sq ft / 129.41 sq m

LAND SIZE - 0.55 Acres

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









FREEHOLD

GUIDE PRICE: £12,500,000

JOINT SOLE SELLING AGENTS

**ARLINGTON**  
RESIDENTIAL  
**020 7722 3322**  
arlingtonresidential.com

67-71 Park Road  
Regent's Park  
London NW1 6XU

**020 7724 4724**  
astonchase.com

S  
T  
O  
N  
E  
C  
H  
A  
S  
E

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.