

# ASTON CHASE



## INGRAM AVENUE

32 Hampstead Garden Suburb, London, NW11



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An opportunity to rent an exceptional double fronted eight bedroom detached family home (660 sq m/7,111 sq ft) set behind a carriage drive in this sought after location. The house, arranged over three floors, is presented in excellent decorative condition and benefits from a beautiful landscaped garden, separate staff quarters and direct access to a 7 acre private bird sanctuary.

Ingram Avenue is undoubtedly one of the finest roads in Hampstead Garden Suburb, located moments from Hampstead Heath and within close proximity to Golders Green Underground Station (Northern Line).

## ACCOMMODATION

Eight Bedrooms, Five Bathrooms, Five Reception Rooms, Separate Kitchen, Staff Quarters, Utility Room, Garden, Garage/Gym

## AMENITIES

Carriage Driveway  
Garage / Gym  
Terrace  
Large Rear Garden

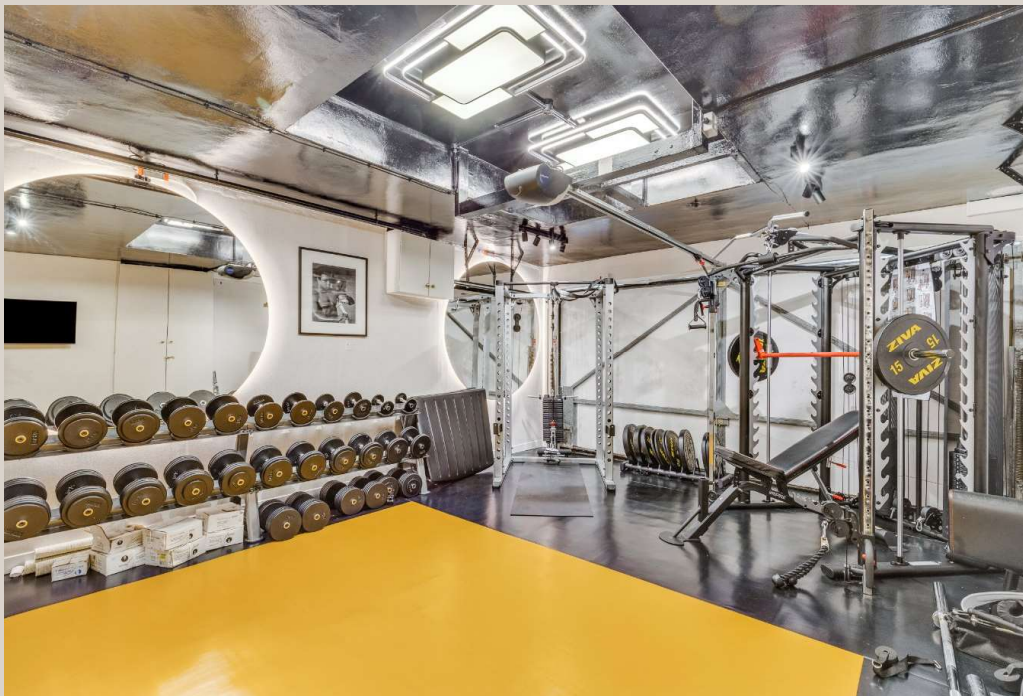


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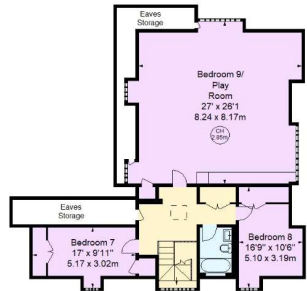
Ingram Avenue, NW11  
Approximate gross internal area  
7111 sq ft / 660.61 sq m  
(Including Eaves Storage )  
Eaves Storage  
194 sq ft / 18.02 sq m

Key :  
CH - Ceiling Height

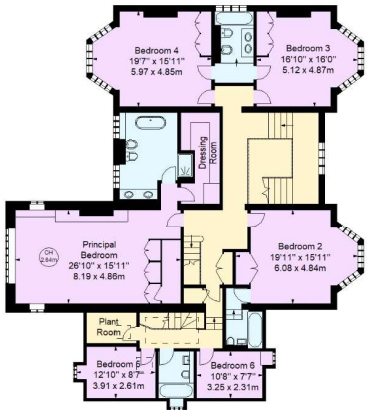


Ground Floor

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	53	81
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(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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