



# SPANIARDS CLOSE

HAMPSTEAD GARDEN SUBURB · LONDON NW11





# SPANIARDS CLOSE

HAMPSTEAD GARDEN SUBURB  
LONDON NW11



A RARE OPPORTUNITY TO ACQUIRE A HANDSOME  
DETACHED RESIDENCE (485.59 SQ M / 5,227 SQ FT)  
SET BACK BEHIND A SWEEPING CARRIAGE  
DRIVEWAY IN THIS EXCLUSIVE CUL-DE-SAC  
LOCATED JUST OFF INGRAM AVENUE.





The property provides well-presented spacious and well planned family accommodation arranged over three floors only and features a wonderful 140' rear garden.

Spaniards Close is discreetly located at the southern end of Hampstead Garden Suburb and benefits from a private security company who patrol the street, in addition to which, the beautiful wide open spaces of The Heath Extension, Hampstead Heath and Kenwood are all within easy walking distance.









## ACCOMMODATION

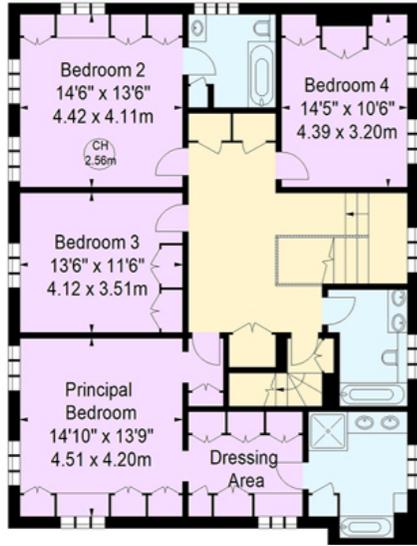
- Entrance Vestibule
- Reception Hall
- Drawing Room intercommunicating with Study
- Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom
- Staff WC
- Principal Bedroom with En-Suite Dressing Room & Large Bathroom
- 5 Further Bedrooms
- 3 Further Bathrooms (1 En-Suite)
- Playroom/Family Recreational Room

## AMENITIES

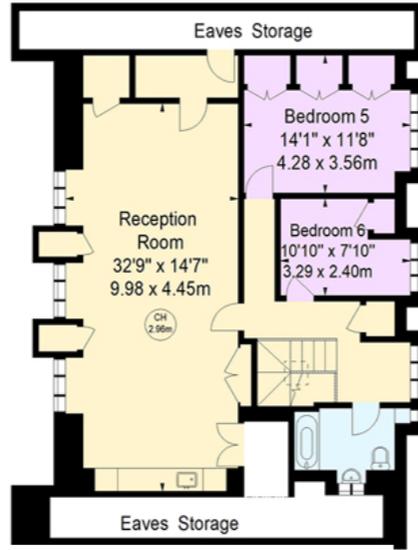
- Carriage Driveway comfortably accommodating up to eight vehicles
- 140' Landscaped Rear Garden
- Private Security Patrol (Annual charges available on request)
- Large Garage
- Garden Store Room



SPANIARDS CLOSE



FIRST FLOOR



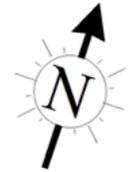
SECOND FLOOR

**SPANIARDS CLOSE NW11**  
 Approximate Gross Internal Area  
 5,227 sq. ft / 485.59 sq. m  
 (Including Eaves Storage & Restricted Height Under 1.5m)  
 Eaves Storage  
 236 sq. ft / 21.91 sq. m  
 Restricted Height Under 1.5m  
 207 sq. ft / 19.23 sq. m

Key:  
CH - Ceiling Height



GROUND FLOOR



FREEHOLD

ASKING PRICE £7,950,000

COUNCIL TAX: BAND H (LONDON BOROUGH OF BARNET)

---

SOLE SELLING AGENT

---

ASTON CHASE

[enquiries@astonchase.com](mailto:enquiries@astonchase.com)  
+44 (0) 20 7724 4724

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.