



## **INGRAM AVENUE**

Hampstead Garden Suburb  
London  
NW11

Asking Price  
£8,500,000

An impressive double fronted detached double fronted house (510 sq m/5,497 sq ft) set back behind a carriage driveway with off street parking for six cars and garage. The house is in immaculate condition throughout, offering generous accommodation with a magnificent 118 ft rear garden with a patio area and outdoor swimming pool.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

## INGRAM AVENUE

Hampstead Garden Suburb  
London  
NW11

Ingram Avenue is situated between Winnington Road and The Heath Extension, and is within walking distance to Kenwood House and Hampstead Heath.

Asking Price  
£8,500,000  
Subject To Contract

Freehold



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## ACCOMMODATION

- Principal Bedroom with En-Suite Dressing Room and Bathroom
- Five Further Bedrooms with En-Suite Bathrooms
- Reception Room
- Family Room
- Study
- Cinema Room
- Dining Room
- Kitchen/Breakfast Room
- Grand Entrance Hall
- Two Guest Cloakrooms
- Utility Room.

## AMENITIES

- 118 ft Garden
- Swimming Pool
- Off Street Parking for Six Cars
- Garage

**COUNCIL TAX: H**

**EPC RATING: D**



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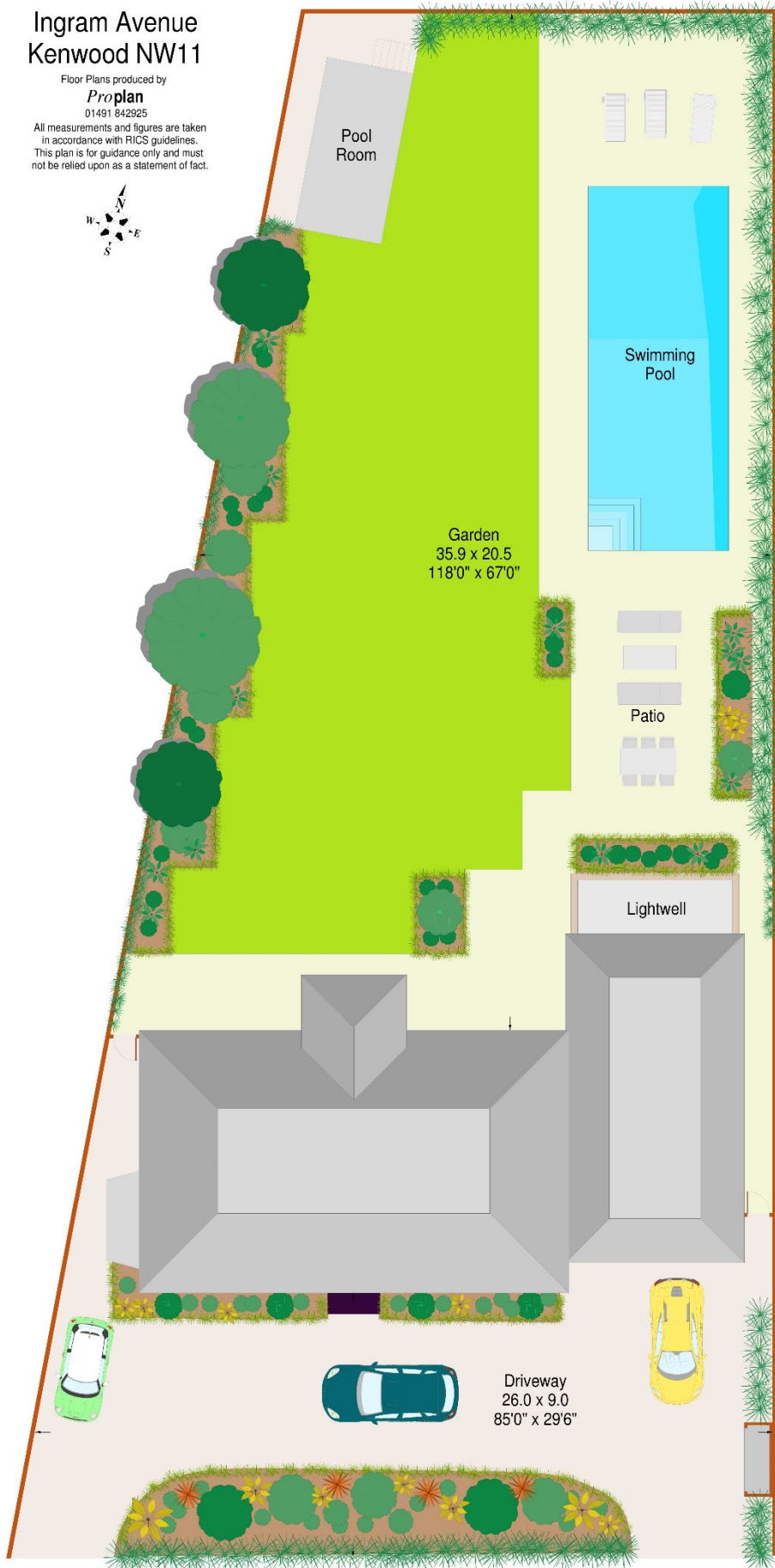
## Ingram Avenue Kenwood NW11

Floor Plans produced by

**Proplan**

01491 842825

All measurements and figures are taken  
in accordance with RICS guidelines.  
This plan is for guidance only and must  
not be relied upon as a statement of fact.



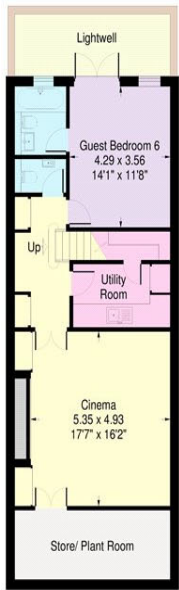
# ASTON CHASE

## Ingram Avenue, Kenwood NW11

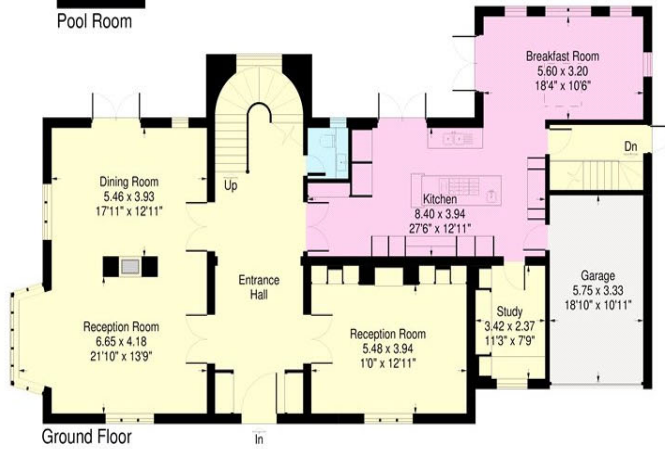
Approximate Gross Internal Area:  
House - 510.7 sq.mts. / 5497 sq.ft.  
(not including reduced height area,  
below 1.5m - denoted with dashed line)  
Reduced height area - 25.3 sq.mts. / 272 sq.ft.  
Total - 536.0 sq.mts. / 5769 sq.ft.  
Pool Room - 13.4 sq.mts. / 144 sq.ft.



Pool Room

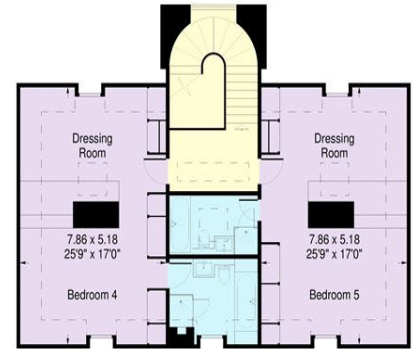


Basement Floor

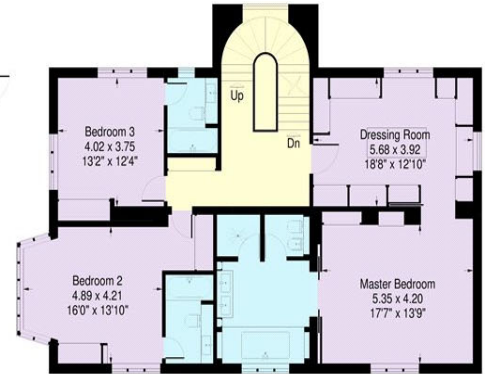


Ground Floor

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



Second Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(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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### 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.