

# ASTON CHASE



**INGRAM AVENUE**  
Hampstead Garden Suburb, London, NW11

**ASKING PRICE**  
£10,000 per week

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## INGRAM AVENUE

This imposing double fronted detached home boasting approximately 8200 sq ft has been interior designed and finished to an exceptional standard throughout. Located in one of London's most desirable locations, this Ambassadorial residence offers four floors of exceptional living and entertaining space.

On the ground floor, the grand entrance hall leads to three reception rooms, a dining room, library/study room, guest cloakroom and a fully fitted eat-in kitchen. The first and second floors comprise a principal bedroom consisting of two walk-in wardrobes, two en suite bathrooms and access to a private balcony which overlooks the patio terrace and garden, five additional double bedrooms, all with en-suites and a utility room.

Further attributes include staff living quarters, a cinema room, off street parking with a carriage driveway, a beautiful landscaped garden and direct access to the 7 acre Turners Wood 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

- Stunning marble entrance hall with sweeping staircase
- 2 receptions rooms, dining room, library and large study
- Large eat-in family kitchen opening to west facing garden
- 1st floor includes large principle suite and 2 further double bedrooms with ensuite bathrooms
- 2nd floor includes 3 further double bedrooms with ensuite bathrooms and laundry room
- Ground floor comprises eat in kitchen second kitchen and utility room
- Lower ground offers a cinema room and ample storage
- Live-in staff bedroom and ensuite

## AMENITIES

- Private cinema/games room
- Off street parking for 5 cars



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## Ingram Avenue, NW11

Approximate gross internal area

8,197 sq ft / 761.50 sq m

(Including Eaves Storage, Restricted Height Under 1.5m & Void)

Eaves Storage

910 sq ft / 84.54 sq m

Void

119 sq ft / 11.06 sq m

Restricted Height Under 1.5m

647 sq ft / 60.11 sq m

Key:  
OK - Ceiling Height



Lower Ground Floor



First Floor



Second Floor



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### IMPORTANT NOTICE

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