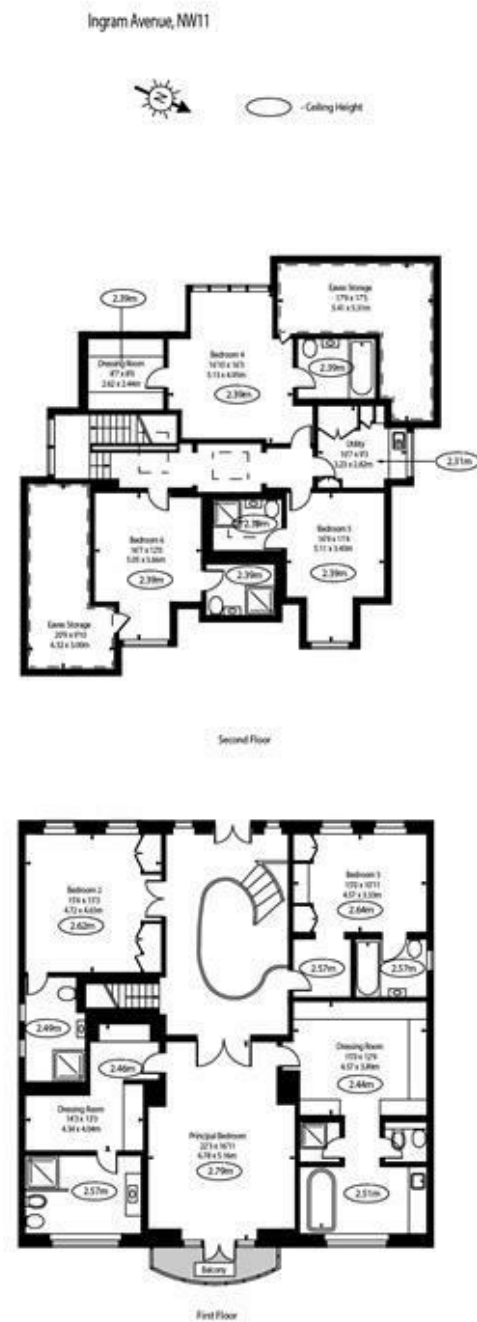




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Approx Gross Internal Area 7032 Sq Ft - 653.29 Sq M  
 Approx Floor Area Including Restricted Heights 7418 Sq Ft - 689.15 Sq M  
 (Excludes Store & Void)

For Illustration Purposes Only - Not To Scale - Floor Plan by www.nogahphotostudio.com - Ref: No: A4832  
 This floor plan should be used as a general guide only. Any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of such statement. The area measurements are approximate and should not be used to rely upon for the basis of any claim or action.



## Ingram Avenue, NW11

A Spectacular family residence located in one of London's finest roads. The property has undergone a meticulous refurbishment to an extremely high standard and offers, stunning marble entrance hall with sweeping staircase, 2 reception rooms, dining room, library/large study and large eat-in family kitchen. Large principle suite and 5 further double bedrooms with ensuite bathrooms, laundry room, second kitchen, cinema room, live-in staff bedroom ensuite, cinema room, beautiful landscaped garden with direct access to a 7 acre private bird sanctuary.

Available furnished.

EPC Rating D.

**£10,000 Per Week**



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

