ASTON CHASE

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

astonchase.com



ELM TREE ROAD
St John's Wood
London
NW8

Asking Price
£6,950,000

Joint Sole Agent

Discreetly situated behind a south facing private walled garden is this exceptional and unique low built family house (353.2 sq m/3,802 sq ft). The house is predominantly arranged over two floors only, with the added benefit of secure off street parking for 2 cars.

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ELM TREE ROAD

St John's Wood
London
NW8

Asking Price
£6,950,000
Subject To Contract

Joint Sole Agent

Freehold

The property is presented in excellent condition with a vast selection of reception accommodation on the ground floor and bedroom accommodation on the upper floors. The house offers superb natural light and space for grand entertaining and family living. Further benefits include a south facing rear garden.

Located nearby to the vibrant mix of thriving cafes, restaurants and boutiques of St John’s Wood High Street and 0.2 miles to St John’s Wood Underground Station (Jubilee Line) and bus routes.



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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom and Dressing Room
- Four Further Bedrooms
- Three Further Bathrooms
- Drawing Room
- Dining Room
- Poggenpohl Kitchen
- Breakfast/Family Room
- Bedroom Three/Study/Library
- Gymnasium/Playroom

AMENITIES

- Roof Terrace
- Secure Off Street Parking for Two Cars
- Rear Landscaped Garden

COUNCIL TAX: H

EPC RATING: TBC



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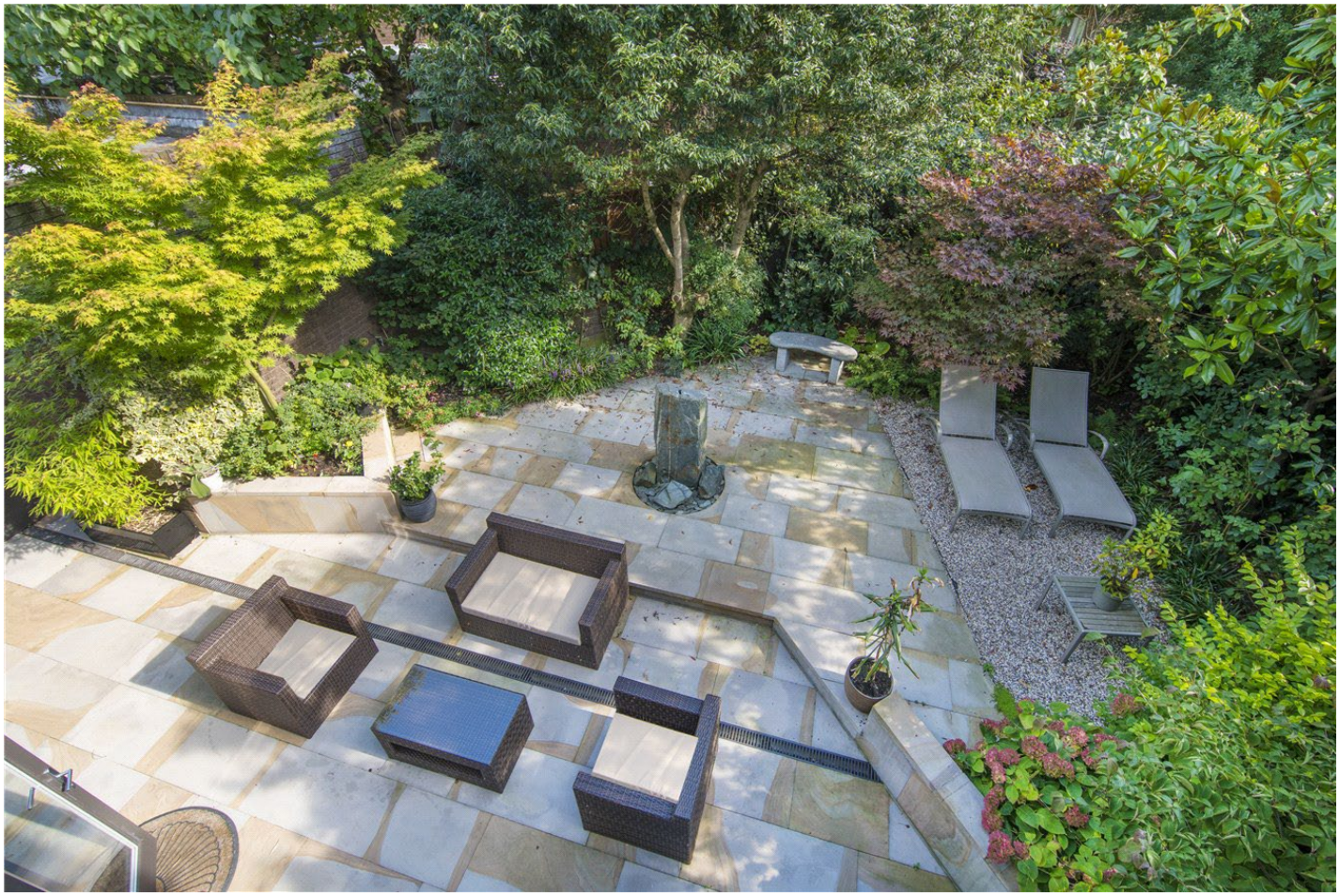


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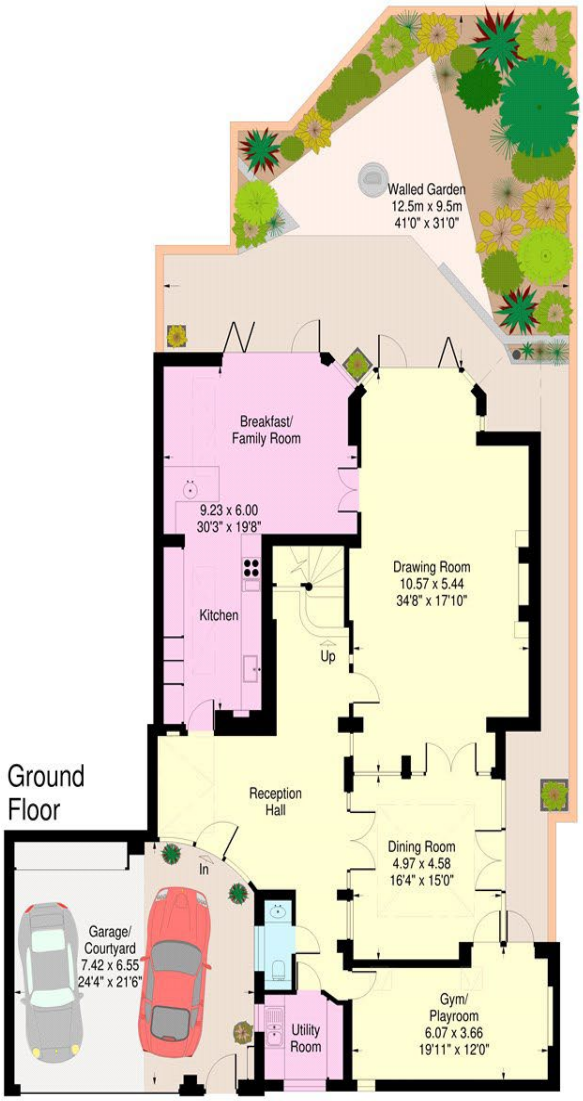


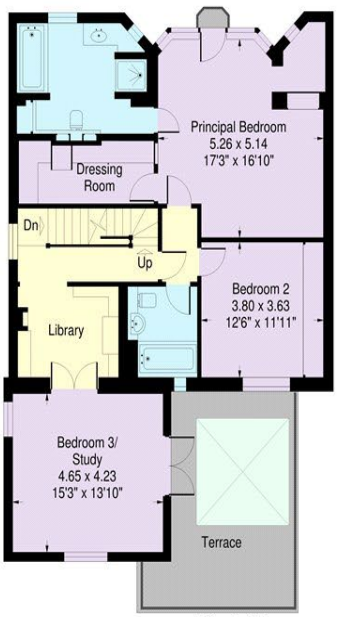


ASTON CHASE

Elm Tree Road, St John's Wood

Approximate Gross Internal Area:
House - 353.2 sq.mts. / 3802 sq.ft.
(including reduced height area, below 1.5m- denoted with dashed line: 11.4 sq.mts. / 123 sq.ft.)
Garage/Courtyard area: 48.2 sq.mts. / 519 sq.ft.







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

Floor Plans produced by
*Pro*plan
01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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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.