

ASTON CHASE



ELM TREE CLOSE
St John's Wood, NW8

ASTON CHASE

PROPERTY VIDEO AVAILABLE

Enter into a beautifully harmonious fusion of traditional elegance and contemporary design. Abundant natural light flows throughout the space, enhancing the home's warm and welcoming atmosphere. Ideally situated in the esteemed neighborhood of St John's Wood and nestled within an exclusive private road in prime London, this sophisticated residence spans three levels and boasts adaptable living spaces, five bedrooms, and four bathrooms, making it perfect for families and groups in search of both room and style.

Ground Floor

- Entrance Hallway – a welcoming entryway featuring a convenient WC
- Kitchen – a bright, modern culinary area equipped with sleek appliances, a casual dining space for four, and direct access to the dining room
- Dining Room – perfect for shared meals, seamlessly connecting to the reception room
- Reception Room – spacious and inviting, ideal for gatherings or quiet evenings
- Conservatory/Sunroom – bathed in natural light, opening directly onto the private garden
- Garden – a tranquil retreat, perfect for outdoor dining, morning coffee, or evening relaxation

First Floor

- Bedroom 1 – King bed with mirrored wardrobe and direct access through a dressing room to a private ensuite bathroom
- Bedroom 2 – King bed with shelving
- Bedroom 3 – Two single beds, perfect for children or additional guests
- Bathroom 1 – spacious ensuite bathroom featuring a large bathtub and separate shower
- Bathroom 2 – family bathroom with bathtub and separate shower

Second Floor

- Bedroom 4 – Elegant king bedroom with generous space
- Bedroom 5 – Comfortable double bedroom with wardrobe, closest to the stairs on this floor
- Bathroom 3 – family bathroom with bathtub and separate shower
- Rooftop Terrace – a standout feature of the home, providing privacy, open-air dining, and delightful views over St John's Wood

Situated in the center of St John's Wood, this residence provides a unique combination of village-like serenity and urban convenience. The area is famous for its tree-lined streets, sophisticated villas, and laid-back charm, establishing it as one of London's most desirable residential neighborhoods. Even though it is in close proximity to central London, St John's Wood maintains a distinct community atmosphere, balancing local life with global influences.

At the core of the district is St John's Wood High Street, a vibrant avenue brimming with boutique stores, artisan cafés, and high-end restaurants. From chic brunch venues and gourmet bakeries to independent bookstores and delicatessens, it serves as a destination in its own right, ideal for leisurely weekends. The locality also features a variety of fine dining establishments, family-friendly restaurants, and inviting pubs, ensuring there is something for every palate.

Another notable feature is the abundance of green spaces. Regent's Park and Primrose Hill are both within walking distance, offering expansive lawns, decorative gardens, and sweeping views of the city. Regent's Park is also home to the Open Air Theatre and the London Zoo, providing cultural and family-friendly attractions right at your doorstep.

Nearby cultural landmarks include the legendary Abbey Road Studios, where music enthusiasts gather to recreate the iconic Beatles crossing, and the world-renowned Lord's Cricket Ground, located just 0.6 miles away (approximately a 13-minute walk). Both contribute to the area's distinctive mix of heritage and international allure.

For those wishing to venture further, the neighborhood's excellent transport links make the West End, Bond Street shopping area, and Westminster's historic sites easily reachable, while still allowing residents to retreat to the tranquility of this exclusive part of London.

ELM TREE CLOSE



AMENITIES

- Garage
- Roof Terrace
- Private Garden
- Built-In Storage
- Off Street Parking
- Smoke detector
- Dishwasher
- Garden or backyard
- Family/kid friendly

ACCOMMODATION

- Reception Room
- Kitchen/Breakfast Room,
- Family Room,
- Conservatory/Dining Room
- Principal Bedroom with Dressing Room
- En-Suite Bathroom
- Four Further Bedrooms
- Two Family Bathrooms
- Guest Cloakroom



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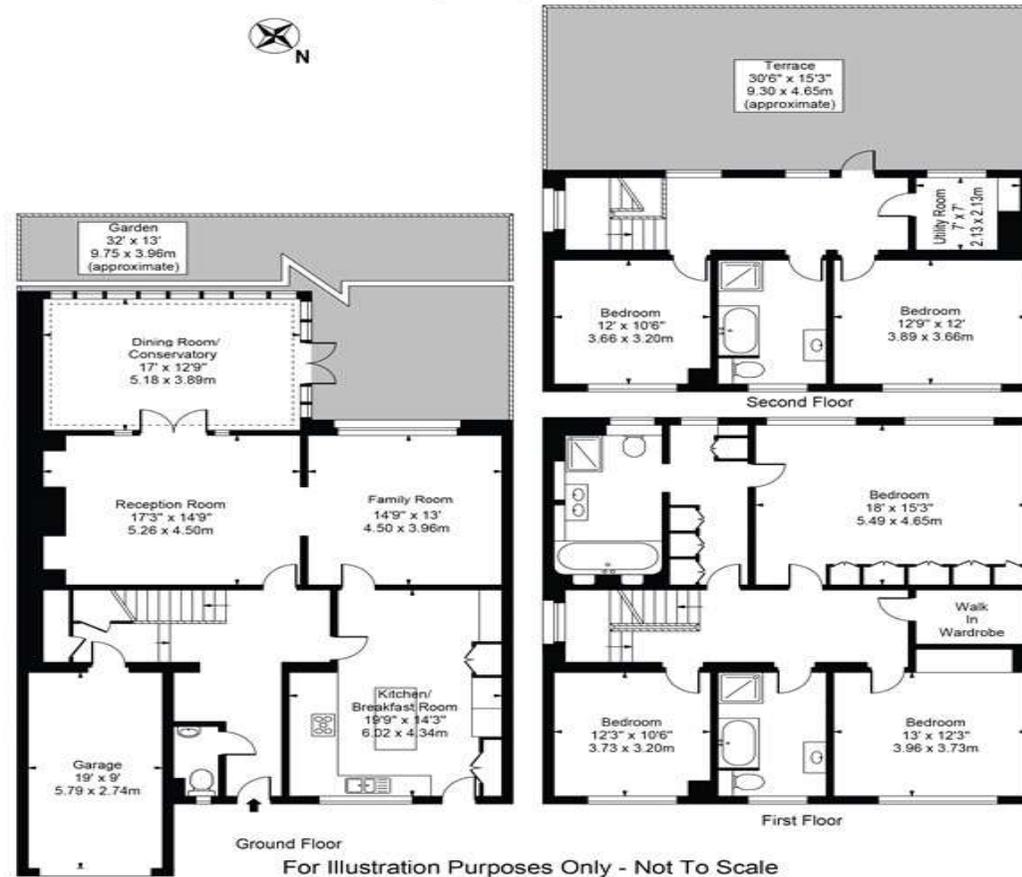


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Elm Tree Close Approx. Total Internal Area 3106 Sq Ft - 288.56 Sq M (Including Garage)



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		79
(55-68)		
D		
(39-54)		
E	53	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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