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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



ELM TREE ROAD
ST JOHN'S WOOD
LONDON, NW8

FREEHOLD

£6,350,000

SUBJECT TO CONTRACT

SOLE AGENT

A delightful freehold semi-detached non-basement period house (287 sq m/3,096 sq ft). The property, which dates back to 1825, is arranged over three floors only and has been recently refurbished to an exceptionally high standard throughout and further benefits from a private walled courtyard garden, roof terrace and an integral garage.

Elm Tree Road is a highly sought after road located within close proximity to the stylish boutiques and restaurants of St John's Wood High Street and within close proximity of St John's Wood Underground Station (Jubilee Line).



ACCOMMODATION

- Principal Bedroom Suite incorporating Sitting Area/Study Dressing Room and En Suite Bathroom
- Second Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Two Further Bathrooms
- Reception Room incorporating Dining Area
- Fully Fitted Kitchen
- Study
- Utility Room

AMENITIES

- Plant Room
- Roof Terrace
- Courtyard Garden
- Private Walled Garden
- Integral Garage

COUNCIL TAX

Westminster (Band H)

EPC RATING:

D

IMPORTANT NOTICE

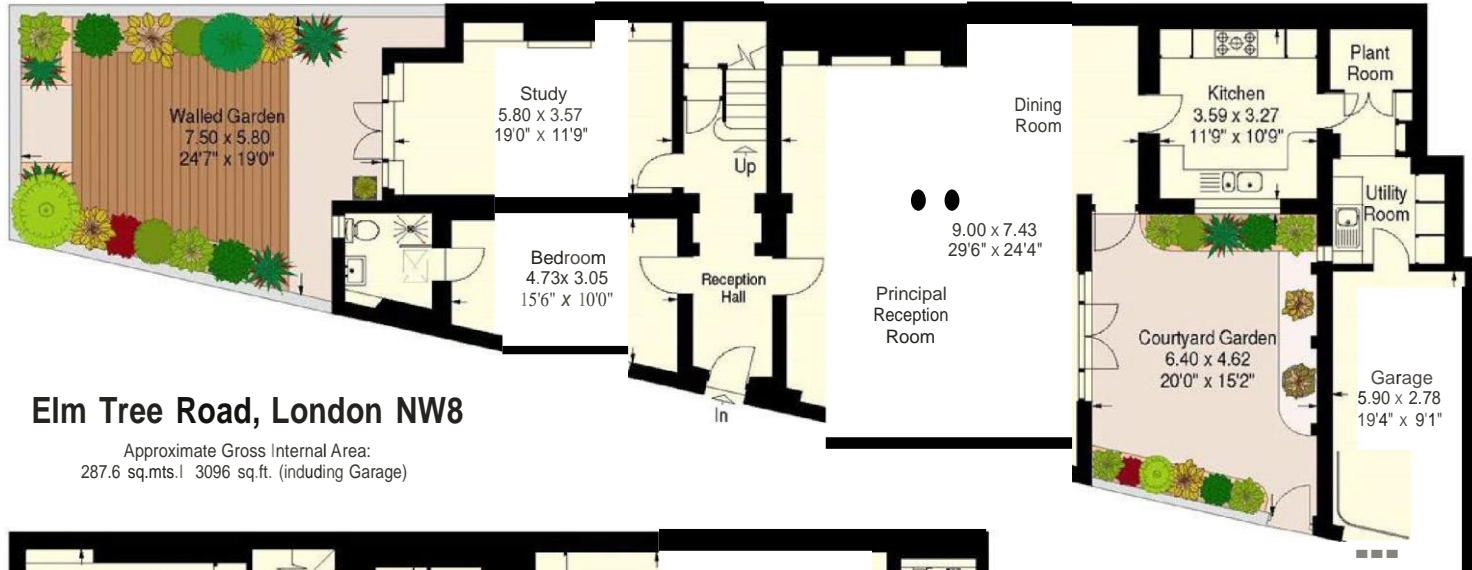
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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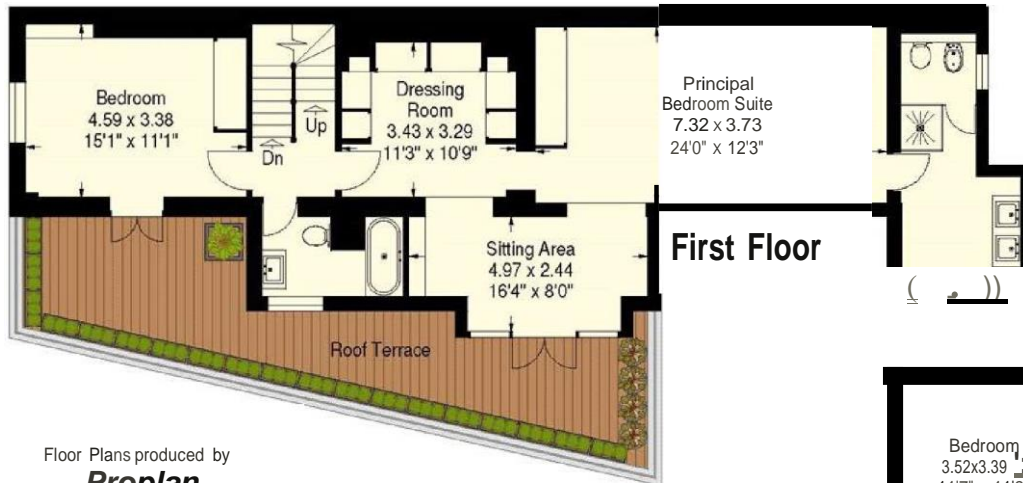




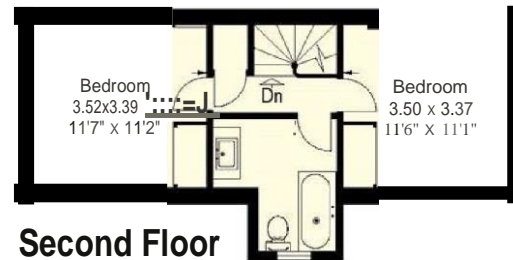
Elm Tree Road, London NW8

Approximate Gross Internal Area:
287.6 sq.mts. | 3096 sq.ft. (including Garage)

Ground Floor



First Floor



Second Floor

Floor Plans produced by
Proplan
01491 842925

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

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

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