

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
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ELM TREE ROAD

St John's Wood
London
NW8

Asking Price
£6,950,000

Joint Sole Agent

A unique low built 5 bedroom double fronted period residence (318 sq m / 3,429 sq ft) presented in good condition throughout and set behind a south facing private walled garden. Arranged over two floors only, offers stunning living space, secure off street parking and the added benefit of a passenger lift covering the 2 floors.

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Asking Price
£6,950,000
Subject To Contract

Joint Sole Agent

Freehold

The property is located within walking distance to The American School and the vibrant mix of thriving cafes, restaurants and boutiques of St John's Wood High Street and close to St John's Wood Underground Station (Jubilee Line) and bus routes to the West End.

PLEASE NOTE: There was planning permission to expand the basement to create a further 1,500 sq ft which could be renewed Subject to Planning.



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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom & Dressing Area
- Four Further Bedrooms with En-Suite Bath/Shower Rooms
- Reception Hall
- Drawing Room
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Orangery
- Guest Cloakroom
- Plant Room

AMENITIES

- Basement Storage
- South Facing walled Garden
- Passenger Lift

COUNCIL TAX: H

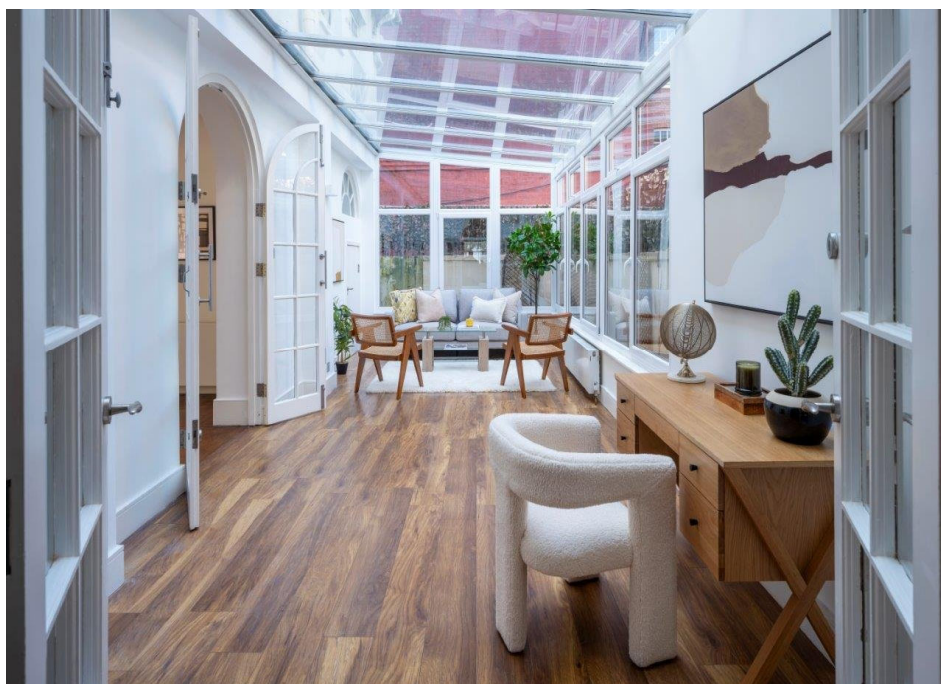
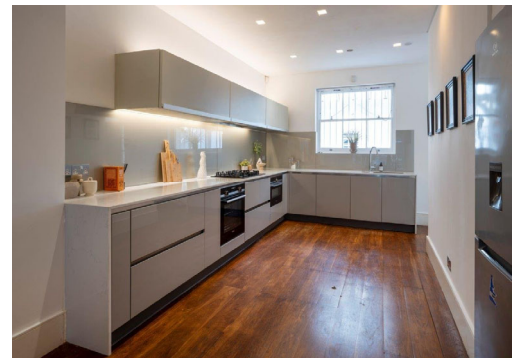
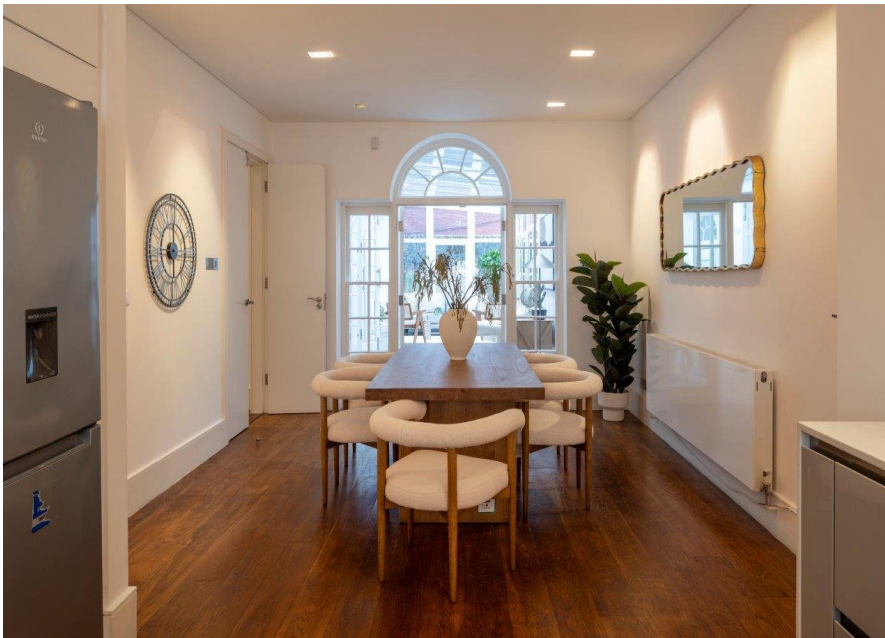
EPC RATING: E



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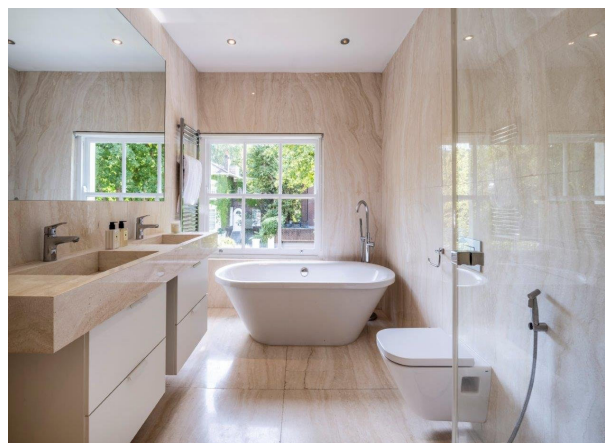
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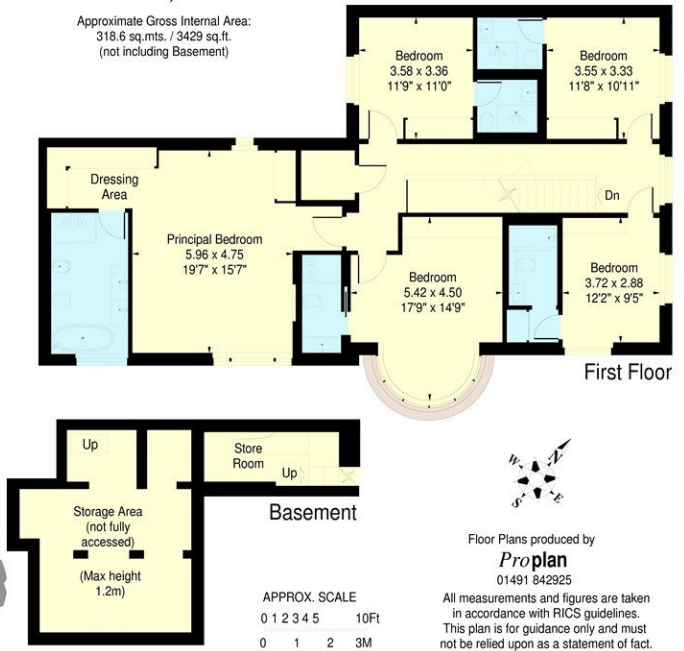
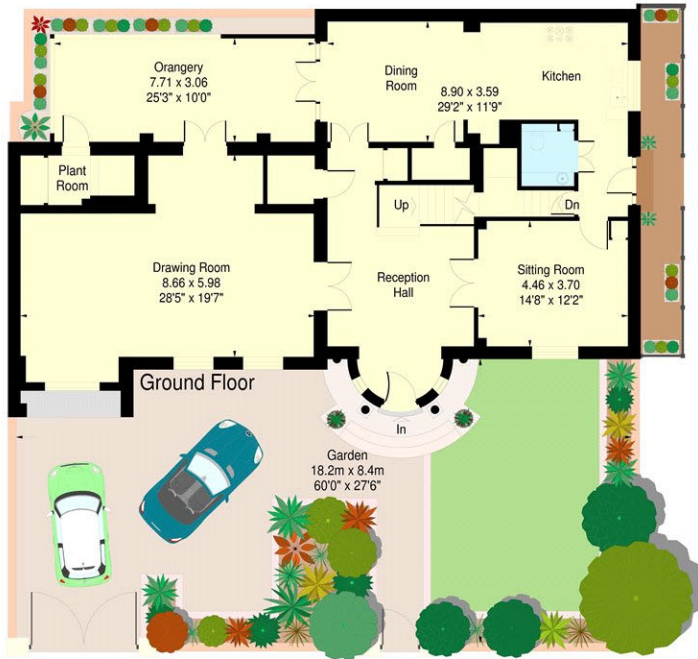
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Elm Tree Road, London NW8

Approximate Gross Internal Area:
318.6 sq.mts. / 3429 sq.ft.
(not including Basement)



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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(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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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.