



## ELM TREE ROAD

St John's Wood  
London  
NW8

Asking Price  
£7,950,000

Sole Agent

Selling on behalf of Joint Fixed Charged Receivers, we are instructed to bring to market this detached period Villa (5,525 sq.ft/513sq.m) situated in the very heart of St John's Wood. Enviously located on one of the finest roads in the area, this expansive 5-bedroom family home is discreetly positioned behind a high gated wall, offering privacy, security and offers an incoming purchaser an opportunity to transform the property into one of the finest homes in the area. The house features bright and spacious accommodation predominantly arranged over just 3 floors and benefits from front & rear gardens, a roof terrace and garaged off street parking for 2 cars.

# ASTON CHASE

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

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Subject To Contract

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Freehold

St John's Wood enjoys a unique English village feel with a cosmopolitan population and Elm Tree Road is located just minutes from a vibrant mix of thriving cafes, restaurants, boutiques and independent shops. Whilst only a short walk to Regent's Park with London's premier shopping districts – Oxford Street, Bond Street and Mayfair within minutes via St John's Wood Underground Station (Jubilee Line).



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## ACCOMMODATION

- Drawing Room
- Dining Room
- Study
- Kitchen Breakfast Room
- Staff Studio with Bathroom
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- Four Further Bedrooms all with En-Suite Bathrooms
- Utility Room

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## AMENITIES

- Proposed Plans to extend to Circa 10,000sq ft
- Front and Rear Gardens
- Two Car Garage

COUNCIL TAX: H

EPC RATING: D



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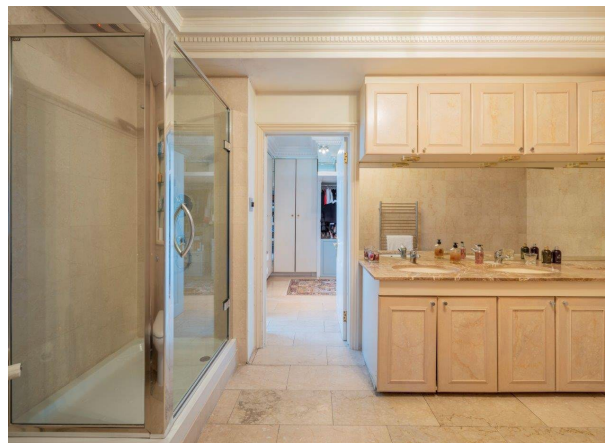
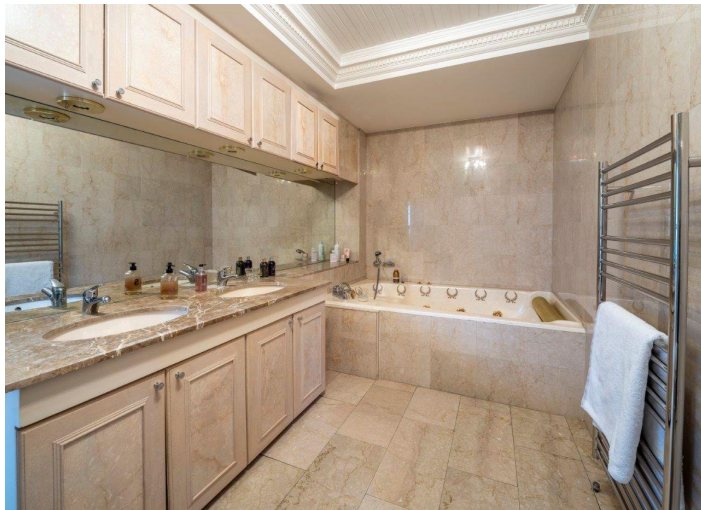
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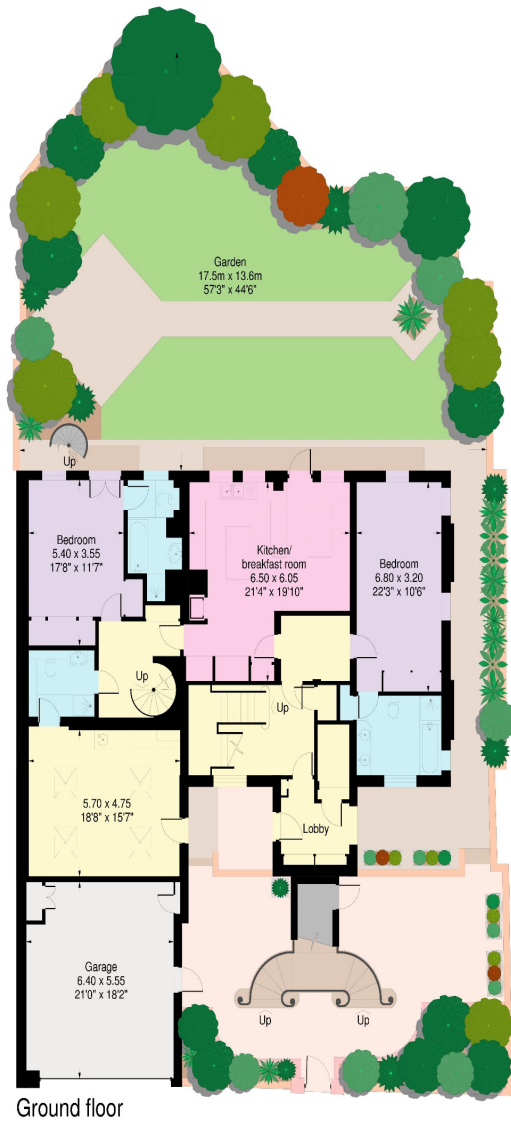
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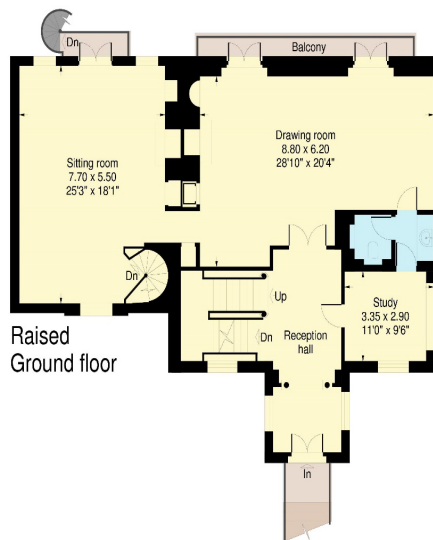
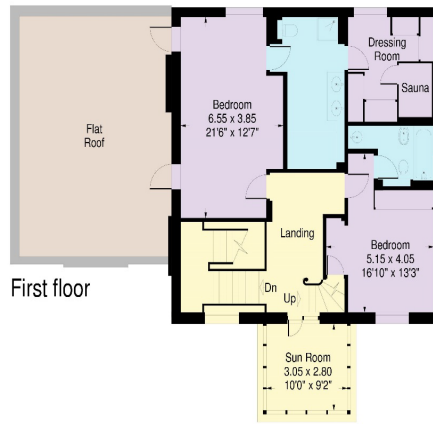


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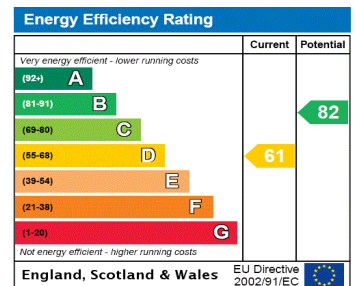
## Elm Tree Road, London NW8

Approximate Gross Internal Area:  
513.3 sq.m. / 5525 sq.ft.  
(Including eaves, stores and  
reduced height area below 1.5m)



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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.