

ELM TREE ROAD

ST JOHN'S WOOD NW8



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LONDON NW8

A RARE OPPORTUNITY TO PURCHASE A
DISCREETLY APPOINTED LOW BUILT SEMI-
DETACHED HOME (275 SQ M/ 2,960 SQ FT) IN THIS
HIGHLY DESIRABLE STREET TRANQUILLY LOCATED
IN THE HEART OF ST JOHN'S WOOD.





Set back from the road behind a charming walled front garden the house which is arranged over three floors only features an exceptional reception room, a beautifully landscaped secluded rear garden and gated off-street parking for two vehicles.



The property provides light and spacious versatile accommodation and would be ideal for downsizers wanting to avoid an apartment with the risk of noise above and below along with high service charges, a young family or alternatively, international purchasers wishing to acquire a secure and compact home in London that would require relatively minimal maintenance.









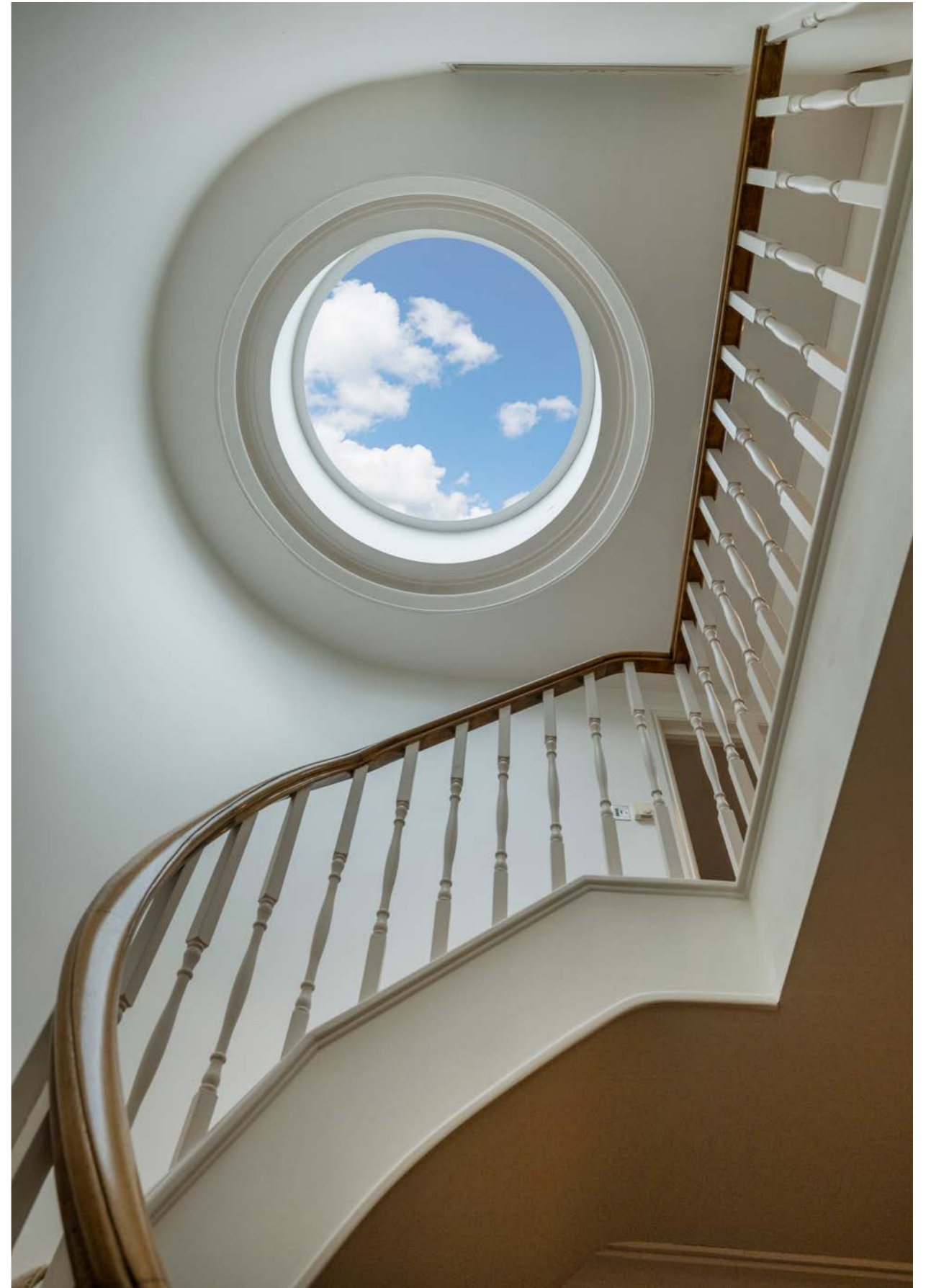
ACCOMMODATION

- Entrance Hall
- Reception Hall
- Double Reception Room
- Den/Family Room
- Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom
- Principal Bedroom with Dressing Area and Large En-Suite Bathroom
- Three Further Bedrooms
- One Further Large Family Bathroom
- Shower Room

AMENITIES

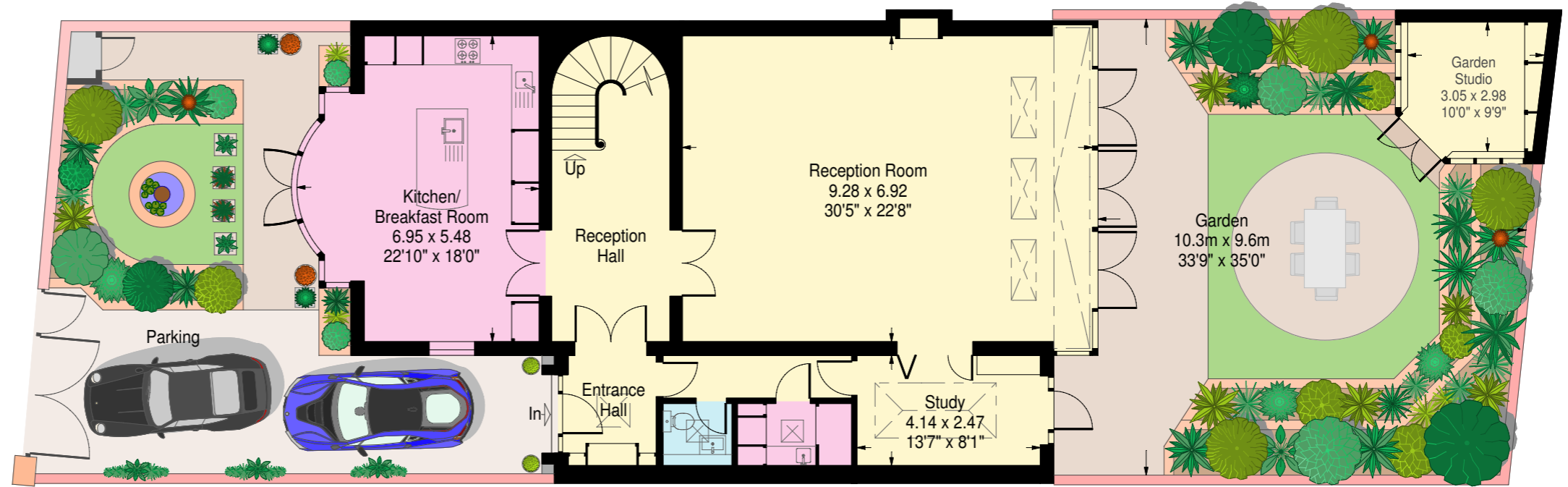
- Landscaped Front Garden with central Water Feature
- Landscaped Rear Garden with 2 Terraces and also incorporating 10 x 9'9 Garden Studio
- Gated Off-Street Parking for 2 Vehicles
- First Floor Balcony accessible from 2 Bedrooms
- Extensive Eaves Storage
- Bin Store





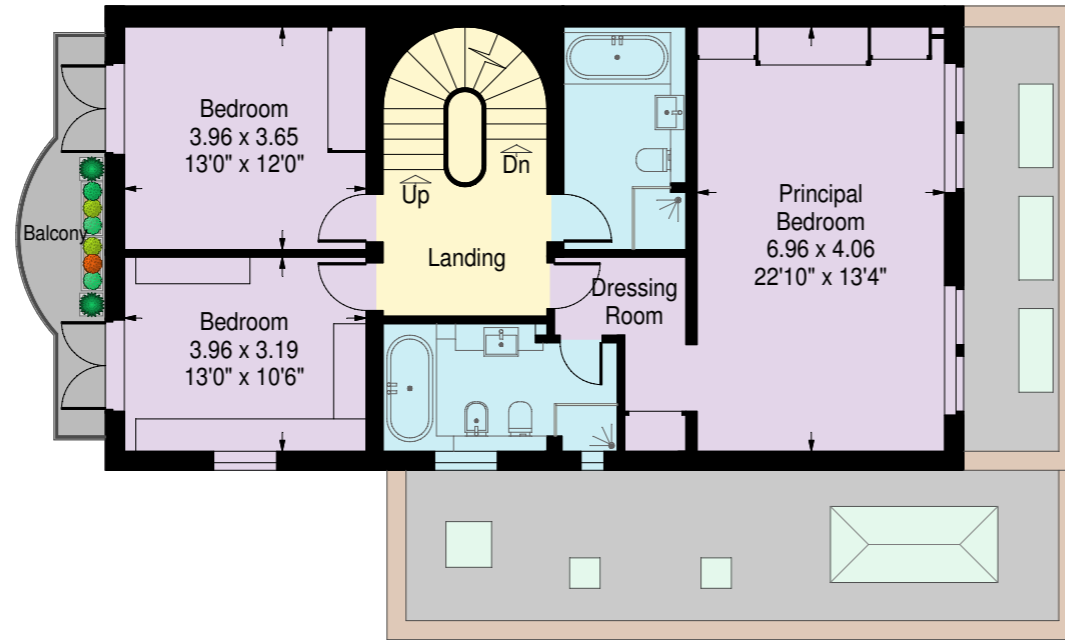




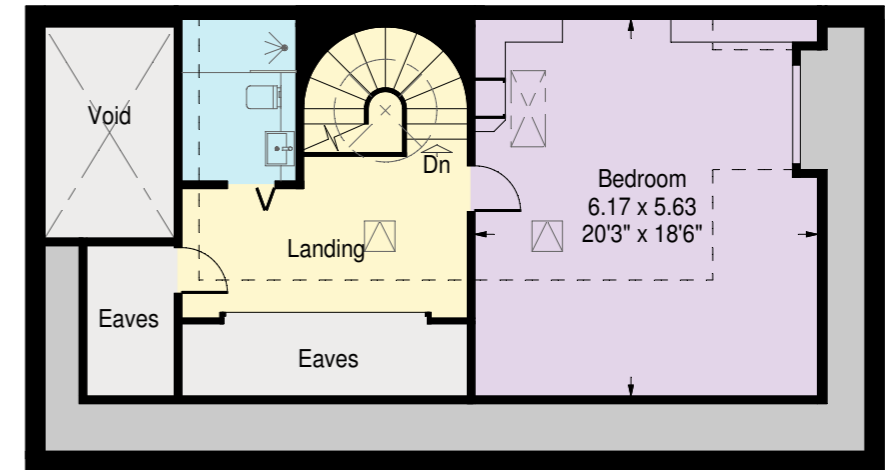


GROUND FLOOR

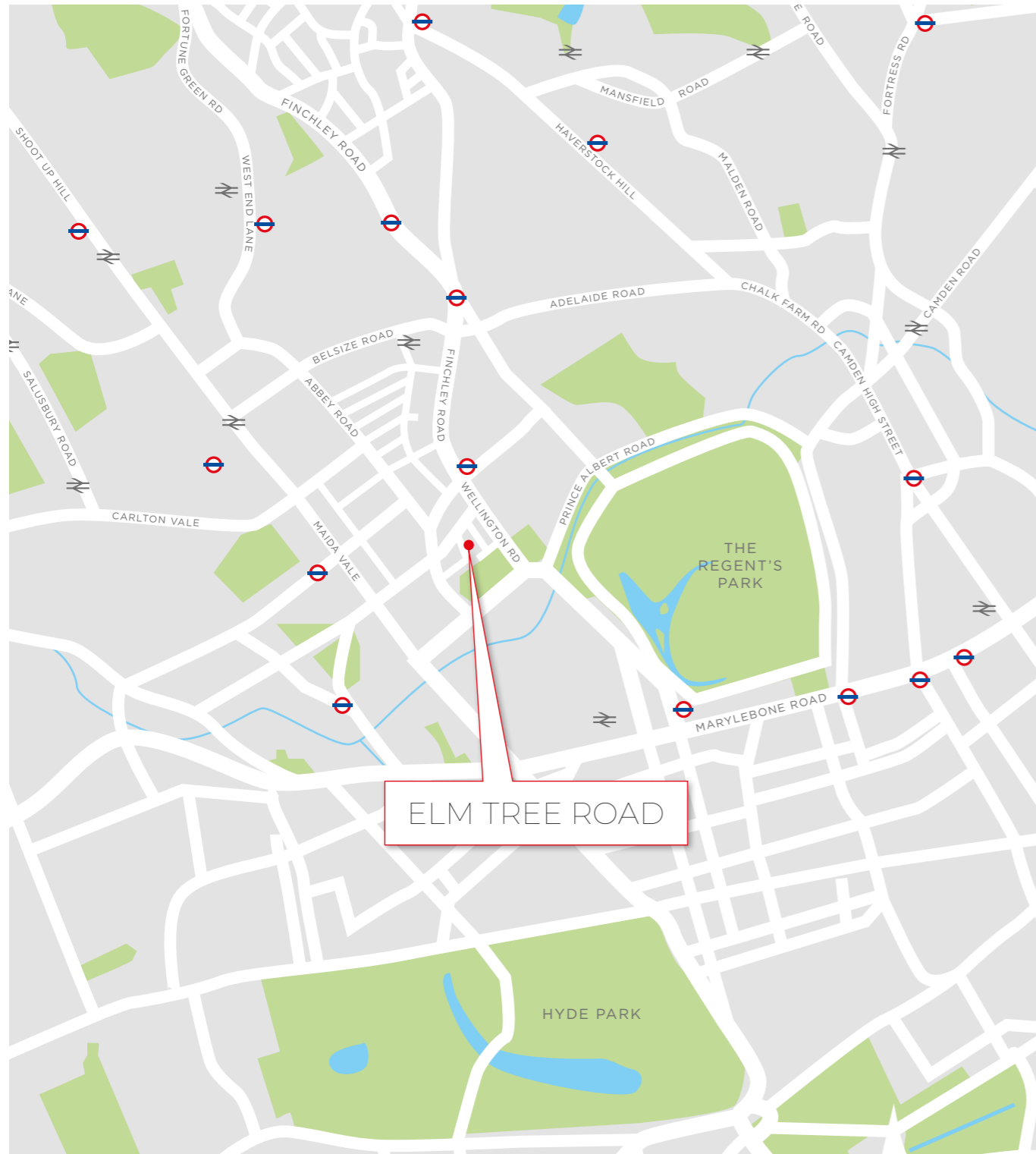
Approximate Gross Internal Area
 3,372 sq.ft. / 313.3 sq.m.
 (Including reduced height area,
 below 1.5m - 29.8 sq.m. / 321 sq.ft.)
 Studio - 8.5 sq.m. / 91 sq.ft.



FIRST FLOOR



SECOND FLOOR



Elm Tree Road runs between Circus Road and Grove End Road and is less than 0.4 of a mile from St John's Wood Underground Station (Jubilee Line), the boutiques, restaurants and cafés of St John's Wood High Street, The American School in London (ASL), numerous bus routes on Wellington Road providing easy access to the West End whilst the green open spaces of both Primrose Hill and Regent's Park are less than one mile away.



FREEHOLD

GUIDE PRICE: £6,250,000

COUNCIL TAX: BAND H WESTMINSTER

EPC: D

SOLE SELLING AGENT

ASTON CHASE

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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.