

ASTON CHASE



ELM TREE ROAD
St John's Wood, NW8

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SHORT LET: A striking, interior designed family house (approximately 5,277 sq ft) with a superb southwest-facing garden and garage.

Set back from the road behind a walled front garden providing seclusion and privacy, this outstanding house comprises six bedrooms, 7 full bathrooms, a separate kitchen/breakfast room with Miele appliances and expansive open plan entertaining and living spaces, providing an abundance of natural light.

The house also features a swimming pool, gym, cinema room, a passenger lift and air conditioning throughout.

ACCOMMODATION

- Five Bedrooms (plus staff rooms)
- Seven Bathrooms
- Four Reception Rooms
- Separate Kitchen

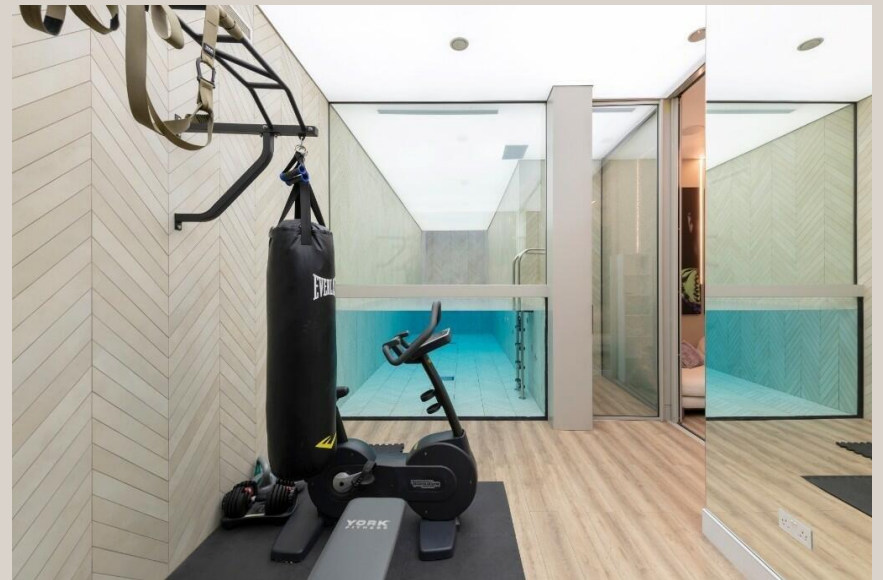
Amenities

- Gated driveway leading to garage
- Lift
- Gym
- Swimming Pool
- Air conditioning throughout



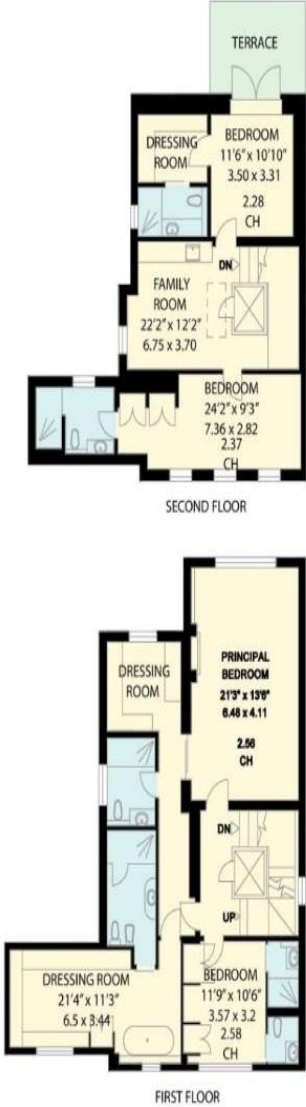
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LONDON NW8
Approximate Gross Internal Area =
5277 sq feet/ 490.2 sq metres
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE
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