



## ELM TREE ROAD

St John's Wood  
London  
NW8

Asking Price  
£6,500,000

Sole Agent

A superbly presented detached house 3,746 sq ft/348 sq m arranged over three floors with a large secluded walled garden and private parking and an integral garage.

The house offers spacious well-planned accommodation featuring excellent ground floor entertaining areas with direct access to the garden.



# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

## ELM TREE ROAD

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London  
NW8

The house is well situated for the shops, cafes and amenities of St John's Wood High Street, the American School in London and transport links for the City and West End (Jubilee Line).

Asking Price  
£6,500,000  
Subject To Contract

Sole Agent

Freehold

COUNCIL TAX: H

EPC RATING: TBC



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## ACCOMMODATION

- Principal bedroom with en suite dressing room and bathroom
- 3-4 further bedrooms
- Family bathroom
- Shower room
- Drawing room
- Dining room
- Kitchen/breakfast room
- Music room
- Media room
- Playroom
- Study/bedroom 5
- Guest cloakroom
- Utility room

## AMENITIES

- Rear garden with patio area
- Garden room
- Integral garage
- Off street parking
- Partial air conditioning
- Balcony
- Store room
- Electric car charging point





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# ASTON CHASE

Elm Tree Road,  
St Johns Wood, NW8

Approximate gross internal area

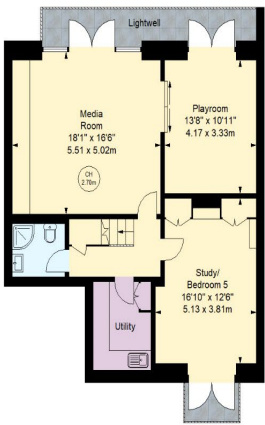
348.00 sq m / 3,746 sq ft

(Including Garden Room)

Garden Room

15.89 sq m / 171 sq ft

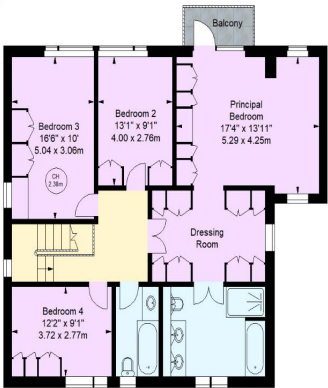
Key :  
CH - Ceiling Height



Lower Ground Floor



Ground Floor



First Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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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.