



ELM TREE ROAD
ST JOHN'S WOOD, LONDON, NW8

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RESIDENTIAL

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**41 ELM TREE ROAD
ST JOHN'S WOOD, LONDON, NW8 9JR**

TOTAL APPROX. FLOOR AREA 3,065 SQ FT / 284.7 SQ M

A freehold 5/6 bedroom house in one of St John's Wood's prime residential areas, near Lord's Cricket ground. Ideal for entertaining and with flexible accommodation, walled garden to the front and 42' rear garden, a south facing roof garden and a double garage.



COMMUNICATIONS

St John's Wood Underground
about ½ mile

Close to A41 connecting to the
Motorway network
Local bus routes nearby to both
the West End and Hampstead.

GROUND FLOOR

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom

FIRST FLOOR

- Master Bedroom with en-suite Dressing Room
with shower and Bathroom.
- Bedroom 2 / Sitting Room and en-suite
Dressing Room with shower
- Study / Bedroom 3

SECOND FLOOR

- 3 Further Bedrooms
- Family Bathroom
- South Facing Roof Terrace

OUTSIDE

- Paved Front Garden with Dining Area
- West Facing Rear Garden
- Garden Stores
- Double Garage



THE PROPERTY

The house is set well back from the road with a south east facing walled garden providing considerable seclusion and privacy. It was built in the second half of the 20th century in the style of many of the early St John's Wood houses, as an elegant villa, with rendered and colour washed walls, sash windows with glazing bars and a slate mansard roof. It is a double fronted property with a central portico supported on Doric columns and a solid timber front door with a semi-circular clear glass fanlight.

The entrance hall and the landings on each floor of the house are flooded with light from a central roof light. The ground floor reception rooms, which have been designed so that they flow from one to another with large double doors opening between the drawing room and the dining room, all have polished wood floors. The bay window in the drawing room has a door leading directly into the garden and there are French doors in the dining room also opening out onto the garden which makes the most of the excellent outdoor space. The kitchen/breakfast room is spacious and has been appointed with an extensive range of cupboards, space for an American style fridge, integrated white goods, a double oven, gas hob and a door to a rear hall with airing cupboard, store cupboard and side door to the driveway and garage.

The first floor accommodation is particularly flexible and at present the entire floor is taken up as a master suite with bedroom, his and her dressing rooms with bespoke cupboards and fitted units, each with their own shower, and w.c. Interconnecting is a spacious bathroom. Bedroom 2, which is currently being used as a sitting room, also has a good range of fitted cupboards and is en-suite to one of the dressing rooms. Bedroom 3, currently a study, has an extensive range of fitted units.

The second floor has three further bedrooms and a family bathroom in addition to the roof terrace.



OUTSIDE

The south-east facing front garden has a continental feel to it, surrounded on each side by high walls into which there are display niches, there is plenty of space for a dining table, ideal for eating alfresco on a warm summer evening, with the dappled shade of a mature acer tree. The mix of tiled surface and gravel makes the area both practical, easy to maintain, and sets off the carefully chosen planting.

The garden to the rear of the house has been creatively landscaped with interlocking circles of slate terracing leading to an area of lawn. The overhanging chestnut tree and the mature planting provides cool shade on a warm summer's day and the choice of specimen evergreens provides interest throughout the year.

The introduction of a selection of herbaceous plants and shrubs transforms this space into a beautiful country garden right in the heart of London. There is plenty of space for seating in the full sun or the shade. Not only is this a wonderful garden for entertaining, it is the perfect place to escape and find tranquility.

For the real sunseeker there is the spacious second floor roof garden, with carefully chosen planting, which has been cleverly designed with a dining area and plenty of space for sitting and enjoying the sun.

Remote controlled electrically operated gates give access to the driveway at the side of the house which leads to the double garage with ample space for the parking of two cars. In addition, there is a good range of shelving for tools and garden equipment, a sink and power supply. A side door leads directly into the garden. There is also a side entrance door from the driveway with access to the rear hall and the kitchen.



LOCATION

Elm Tree Road is one of the most desirable roads just north of Lord's Cricket Ground in St John's Wood which, from the outset, was designated to become one of London's most exclusive residential areas.

Originally the land was part of the Great Forest of Middlesex and was given to the Knights of the Order of St John of Jerusalem, from which it took its name. Henry VIII seized the area for the Crown and during the 16th century it became part of the royal hunting grounds. Gradually timber was felled for housing and shipbuilding and the land turned over to agriculture and hay for the ever increasing number of horses stabled in London.

In 1732 Samuel Eyre acquired 500 acres and in 1824 an Act of Parliament was passed supporting the building of houses to the north west of London to connect with the Great North Road. Influenced by Tatham and Loudon, The Eyre Estate granted licenses for quality detached or semi-detached low villa style houses surrounded by walled gardens (the latter being a new concept in London). The success of the villa model which took up more space ultimately pushing up land prices and eventually resulting in some taller terraces being built in the late 19th century, as seen elsewhere in London. However, the low elegant villa style prevailed and was used a century later when 41 Elm Tree Road was built.

The property is within the St John's Wood Conservation Area, one of the largest Conservation Areas in London. It is about half a mile from St John's Wood High Street with its eclectic mix of cafes, restaurants, independent retailers and boutiques. A similar distance to the east lies Regent's Park covering some 197 hectares with sports facilities, children's play area, formal gardens and its famous open-air theatre. Adjacent to the Park is Primrose Hill with spectacular views over the capital.

The area has a number of independent schools for children of all ages including Francis Holland School, Regent's Park; Devonshire House Prep School and Hall School, Hampstead.



COMMUNICATIONS

From the outset communications have played an important part in the development of St John's Wood. The A41 connects with the M25 and the motorway network as well as the North Circular inner London orbital road.

The underground station is on the Jubilee Line with just one stop to Bond Street and the new Crossrail which will cut journey times not only to Heathrow but also Paddington and Liverpool Street mainline stations.

There are a number of bus routes running along Circus Road and Wellington Road which provide a regular service to Oxford Street, the West End and into central London as well as north to Hampstead.

LOCAL AUTHORITY

Westminster City Council. Council Tax Band H
The property is in the St John's Wood Conservation Area

SERVICES

Main services are connected to the property. Heating and hot water are provided by a gas fired Valiant boiler.

FIXTURES AND FITTINGS

Only such items as are mentioned in the particulars are included in the sale. Some of the plant pots included in the photographs will be removed prior to completion of the sale and these will be identified by the vendors to the purchaser before exchange of contracts. Most carpets, curtains and blinds will remain but for the avoidance of doubt the purchaser will be advised of any blinds or curtains to be removed.

Elm Tree Road, London

APPROX. GROSS INTERNAL FLOOR AREA 3065 SQ FT 284.7 SQ METRES (EXCLUDES STORES & GARAGE)

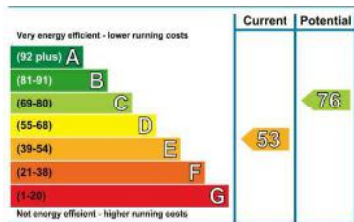


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.