

Elm Tree Road, St John's Wood, NW8



Discreetly situated behind a high wall is this exceptional and unique low built family house (353 sq m / 3,802 sq ft). The house is predominantly arranged over two floors only, with the added benefit of secure gated parking.

The property is presented in excellent decorative condition, with interconnecting reception space on the ground floor leading onto a south facing walled garden. The house offers superb natural light and space for grand entertaining and family living.

Located nearby to the vibrant mix of thriving cafes, restaurants and boutiques of St John's Wood High Street and 0.2 miles to St John's Wood Underground Station (Jubilee Line) and bus routes.

ASKING PRICE: £6,950,000

TENURE: FREEHOLD

COUNCIL TAX BAND: H

EPC RATING: TBC

ARLINGTON

RESIDENTIAL

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ACCOMMODATION

- Principle Bedroom with En-Suite Bathroom & Dressing Room
- Four Further Bedrooms
- Three Further Bathrooms
- Drawing Room
- Dining Room
- Kitchen
- Breakfast/Family Room
- Bedroom Three/Study/Library
- Gymnasium/Playroom

AMENITIES

- Roof Terrace
- Secure Off-Street Parking for Two Cars
- Rear Landscaped Garden



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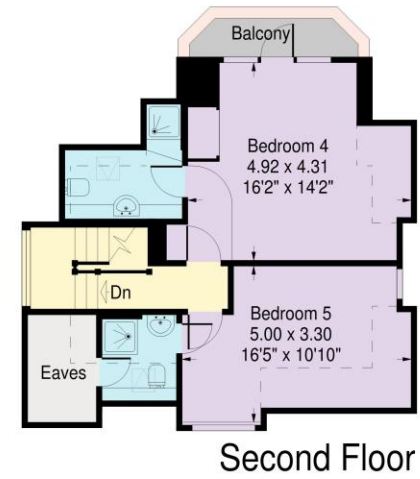
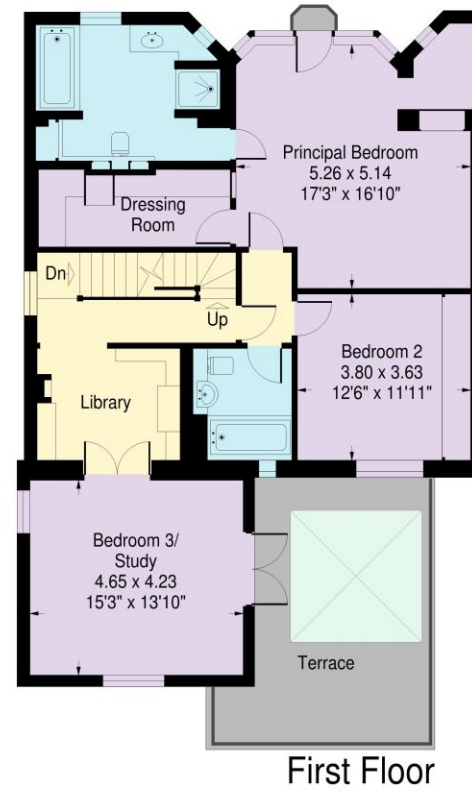






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Approximate Gross Internal Area:
 House - 353.2 sq.mts. / 3802 sq.ft.
 (including reduced height area, below 1.5m-
 denoted with dashed line: 11.4 sq.mts. / 123 sq.ft.)
 Garage/Courtyard area: 48.2 sq.mts. / 519 sq.ft.



APPROX. SCALE
 0 1 2 3 4 5 10Ft
 0 1 2 3M

Floor Plans produced by
Proplan
 01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.