



**Elm Tree Road
St John's Wood NW8 9JR**

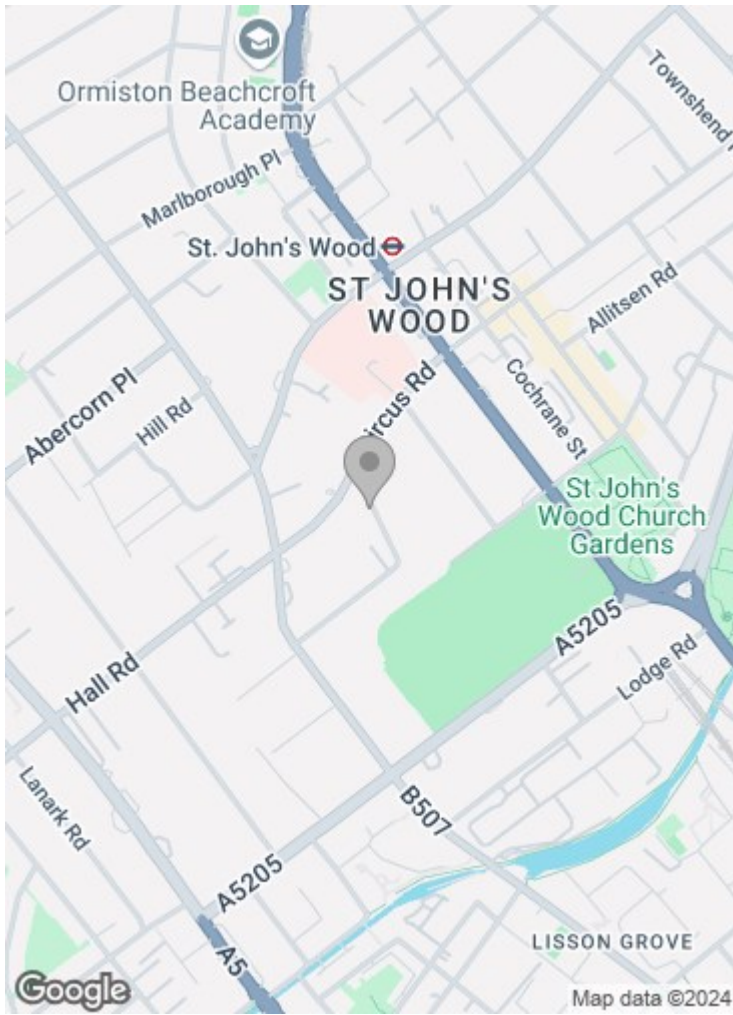
£10,000 per week

A striking, interior designed, contemporary family house (approx. 5,277sqft) 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 with a lift to all floors, features an expansive open plan ground floor with entertaining and living spaces overlooking the garden, separate kitchen/breakfast room with Miele appliances and an informal family room. The first floor features a substantial principal suite with two dressing rooms and two bathrooms, three further bedroom suites across the first and second floors, one with a west-facing roof terrace, and a family room and kitchen on the second floor. The lower ground floor offers generous amenity space comprising a 10m swimming pool, gym, mosaic tiled steam room, and media/cinema room. In addition, there are three staff/guest bedrooms with a staff kitchen (with a dumb waiter), storage and an illuminated floor to ceiling variable temperature wine cellar.

Other features include smart home technology, concealed AC units, underfloor heating, security shutters, stunning contemporary landscaped garden with an entertaining area and outdoor kitchen/BBQ.

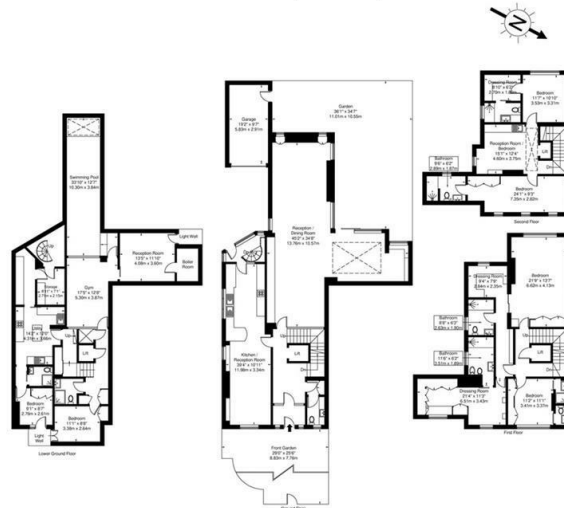
Elm Tree Road is ideally located in one of St John's Wood's prime residential areas, near Lord's Cricket ground, and within close proximity to the extensive shops, boutiques and restaurants of St John's Wood High Street and Underground Station (Jubilee Line). St John's Wood is one of central London's most sought-after addresses.

ALSO AVAILABLE AS A SHORT TERM LET - £15,000/WEEK



Elm Tree Road, NW8

Approx. Gross Internal Area = 478.7 sq m / 5152 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 495.6 sq m / 5334 sq ft



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 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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85 - 87 BAYHAM STREET
 LONDON NW1 0AG

45 CIRCUS ROAD
 LONDON NW8 9JH

T: +44 0207 1234 152
 info@phillipsharrod.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-71
D	55-68	D	72-100
E	39-54	E	101-150
F	21-38	F	151-200
G	1-20	G	201-250