



**5 Elm Tree Close, St John's Wood  
London NW8 9JS  
Asking price £5,950,000 Freehold**



An immaculately presented stucco townhouse comprising 3,078 sq. ft (286 sq. m) and located in a private gated cul-de-sac on the favourable east side of St John's Wood. This residence is found in excellent condition throughout and provides spacious family accommodation laid out across just three floors. The property benefits from secure off-street parking with the added luxury of an integral garage, alongside a large roof terrace with planning permission granted for new balustrading around the perimeter and an additional small room. Elm Tree Close is situated off Elm Tree Road which is a quiet street located within walking distance of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line) and routes to the West End. The American School and Regent's Park are also close at hand.



## Elm Tree Close, St. Johns Wood, NW8



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**28 De Walden House, Allitsen Road, London, NW8 7BA**  
**Tel: +44 (0)207 586 1000**  
**ian@iangreenresidential.com**  
**www.iangreenresidential.com**



