

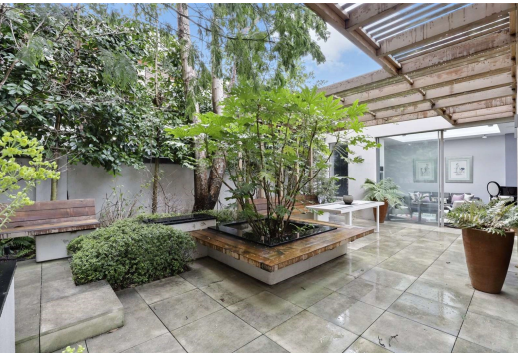


Elm Tree Road

St John's Wood Road, NW8

£15,000 per week
(£65,000 pcm)

****SHORT LET**** A substantial five bedroom house situated in the heart of St John's Wood with extra staff bedroom, pool, lift, security systems and garden. Within walking distance of ASL and St John's Wood Underground Station.



Elm Tree Road

St John's Wood Road, NW8

- Substantial Detached House
- 5 Bedrooms, 4 Reception Rooms, 4 Bathrooms
- Pool, Gym, Lift, Garage, Security System
- Close to ASL and St John's Wood Underground Station



****SHORT LET**** A substantial five bedroom semi-detached house situated in the heart of St John's Wood, within close proximity to ASL (The American School in London), the amenities of St John's Wood High Street and the Underground Station (Jubilee Line).

The ground and lower floors comprises; open plan kitchen/living room with integrated appliances, a double reception room with large bifold doors leading to the rear garden, staff kitchen and bedroom with shower room, staff entrance, gym, swimming pool, guest bedroom, guest bathroom and a further reception room.

The upper two floors comprise a master suite with his and hers

Tenure: To be advised

Furnished

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
chestertons.com/property-to-rent/applicable-fees

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons St John's Wood Lettings

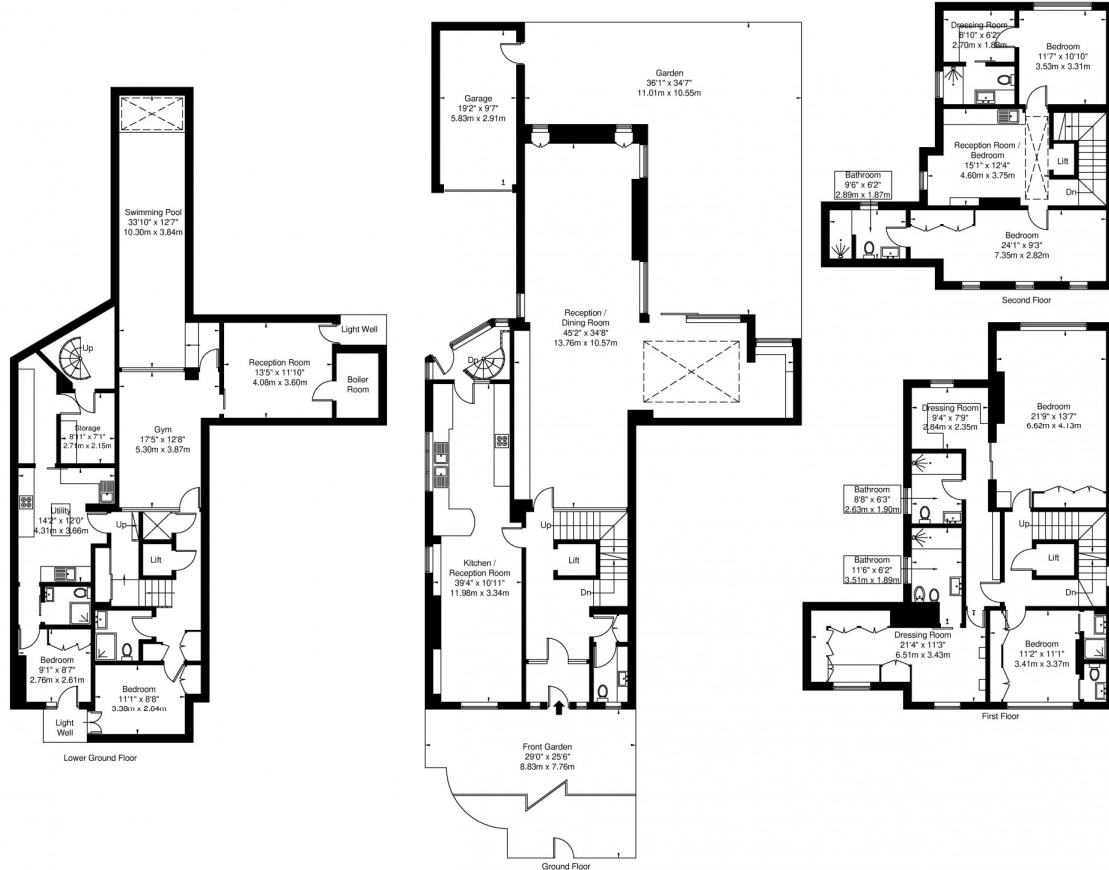
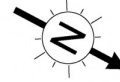
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 London
 NW8 7SG
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 02030408622
chestertons.com

Elm Tree Road, NW8 9JR

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



Ref

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**BLEU
PLAN**

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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