

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



Bargets Estate Agents

***AN EXCEPTIONAL PRIVATE LOW BUILT HOME SITUATED IN
ONE OF ST JOHN'S WOOD EXCLUSIVE LOCATIONS***



**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.**

FREEHOLD

PRICE

£6,950,000

Subject to Contract

**4 Bedrooms : Bedroom 5/Study : Bathroom : En Suite Bathroom : 2 En Suite Shower Rooms
: Guest WC : Reception Room : Dining Room : Kitchen : Family/Breakfast Room : Library :
Gym/Playroom : Reception Hall : Utility Room : Balcony : Terrace : Garden : Garage**









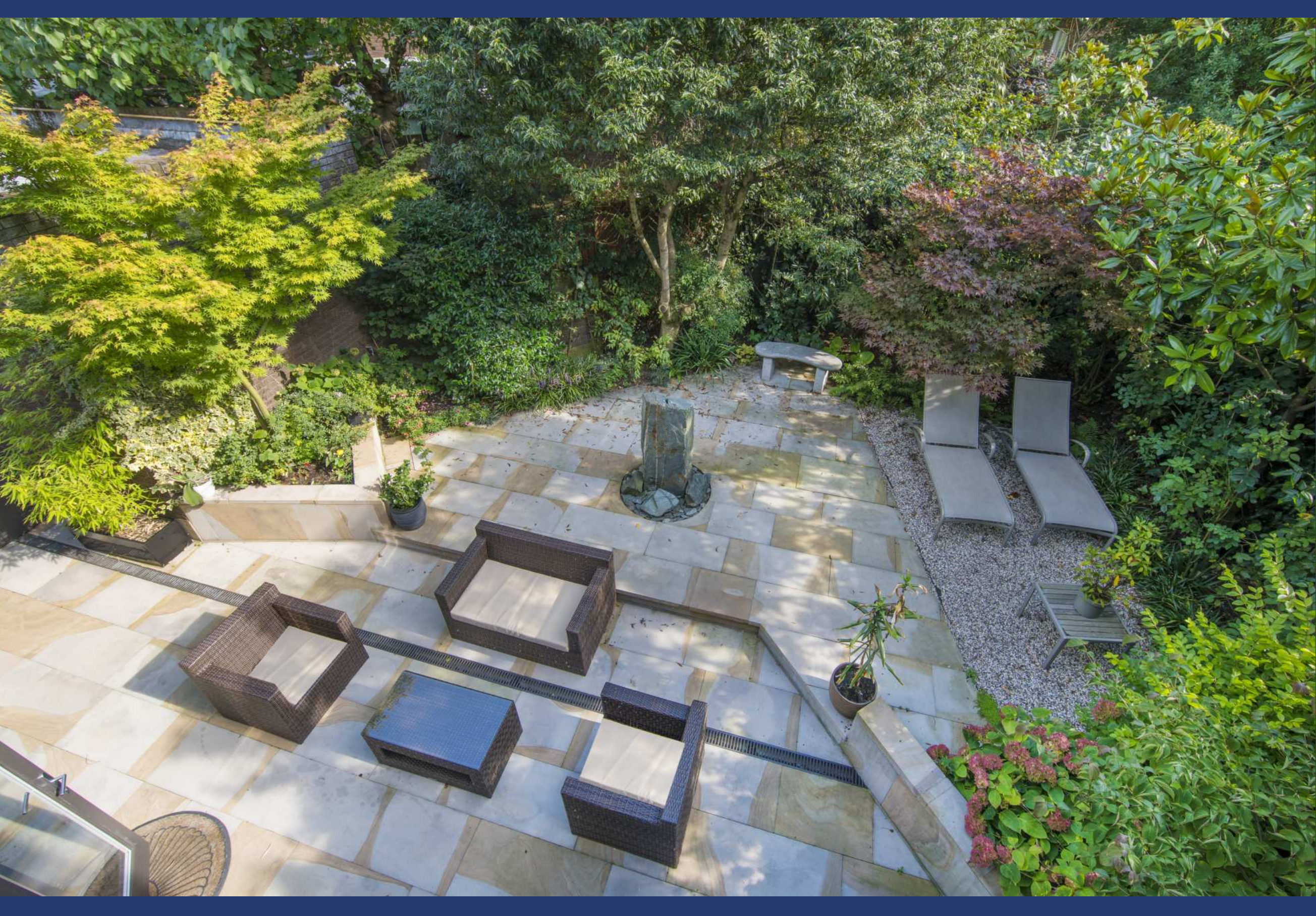




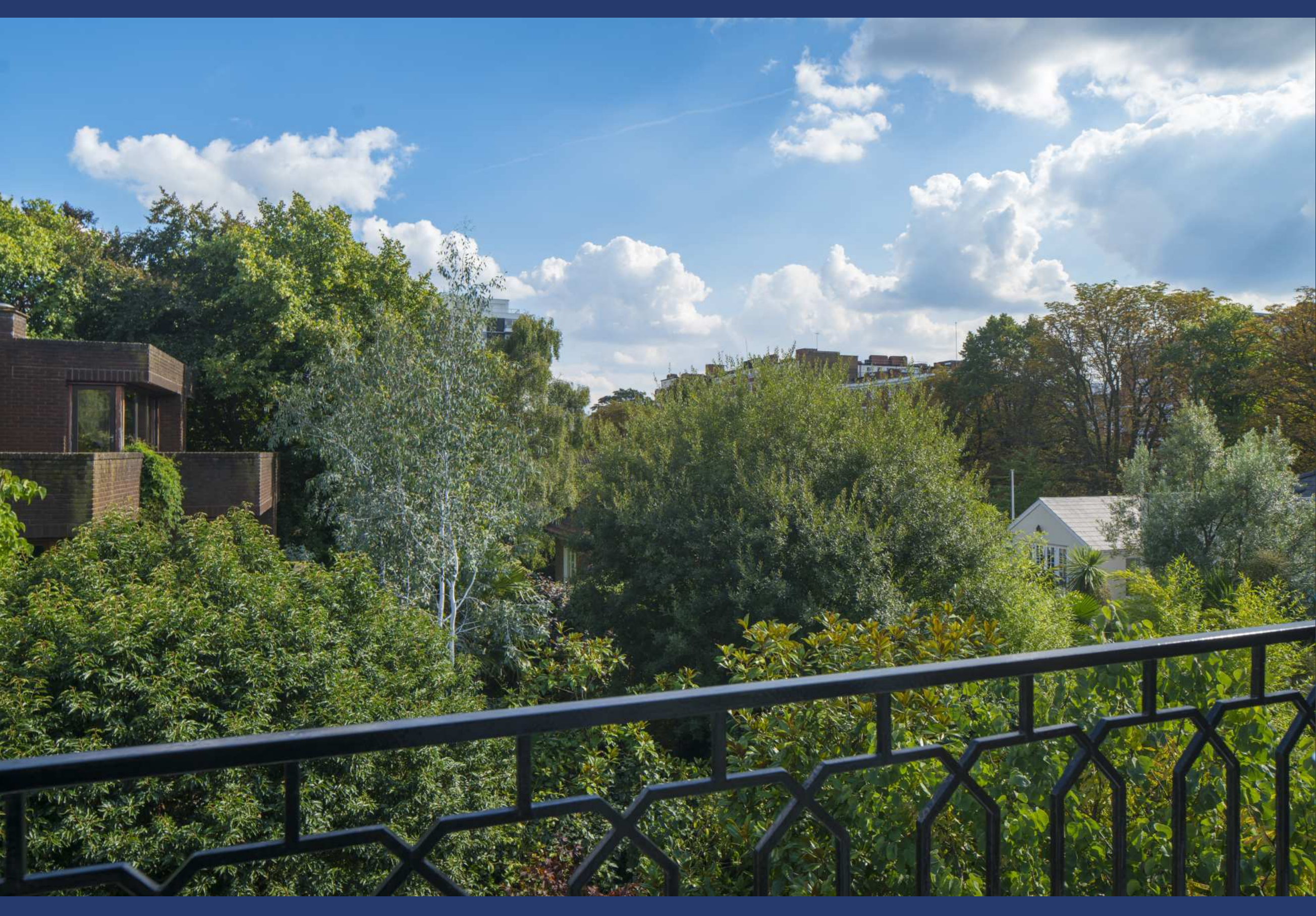












Elm Tree Road, St John's Wood

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.

