



Elm Tree Road, London
NW8 9JX
Price £6,950,000 Freehold

Discreetly tucked behind a high wall on the favoured east side of St John's Wood, this exceptional low-built family home (3,802 sq. ft / 353 sq. m) offers lateral living with the added benefit of a double garage and private south-facing garden.

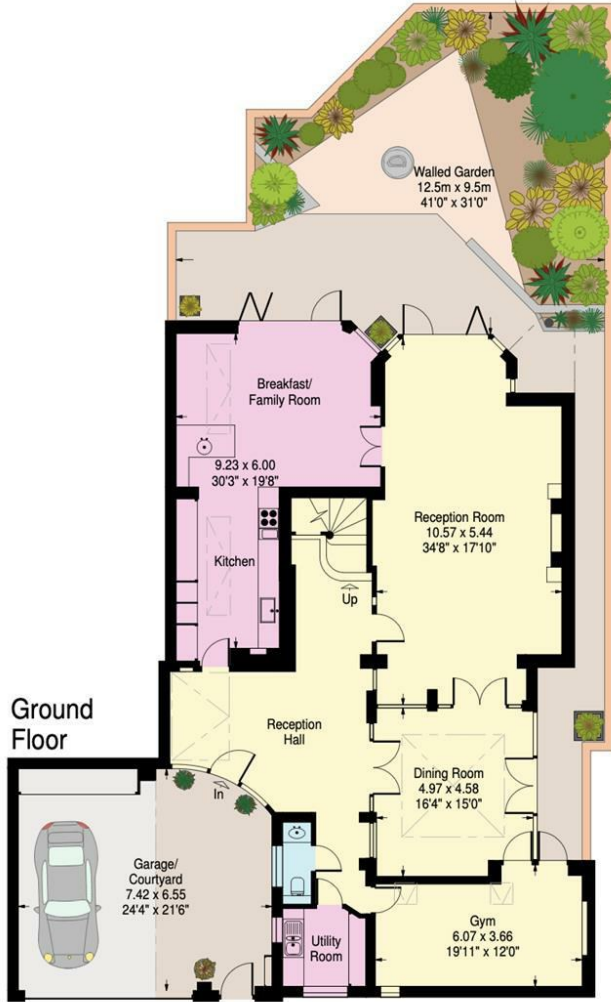
Arranged predominantly across just two floors, the house is presented in excellent condition and filled with natural light. Elegant interconnecting reception rooms flow seamlessly onto the secluded walled garden.

Ideally positioned moments from the boutiques, cafés and restaurants of St John's Wood High Street, and just 0.2 miles from St John's Wood Underground Station (Jubilee Line).

Accommodation:

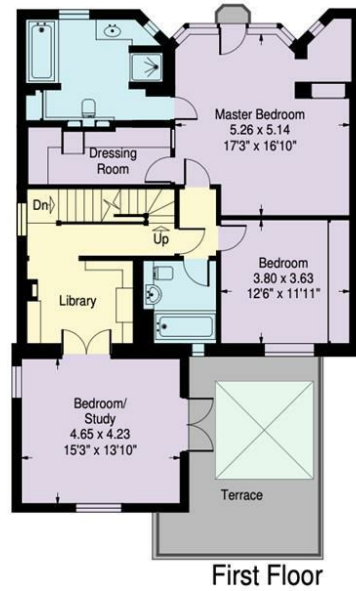
Principal Bedroom with En-Suite Bathroom and Dressing Room, Four Further Bedrooms, Three Further Bathrooms, Drawing Room, Dining Room, Poggenpohl Kitchen, Breakfast/Family Room, Bedroom Six/Study/Library Gymnasium/Playroom, Garden, Roof Terrace, Balcony.



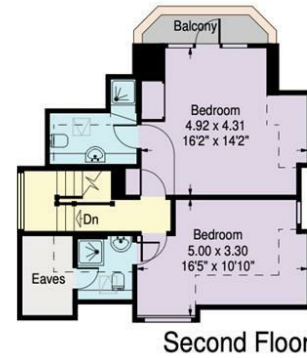


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Approximate Gross Internal Area:
House - 353.2 sq.mts. / 3802 sq.ft.
(including reduced height area, below 1.5m-
denoted with dashed line: 11.4 sq.mts. / 123 sq.ft.)
Garage/Courtyard area: 48.2 sq.mts. / 519 sq.ft.



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.



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