



**Elm Tree Close
London NW8 9JS**

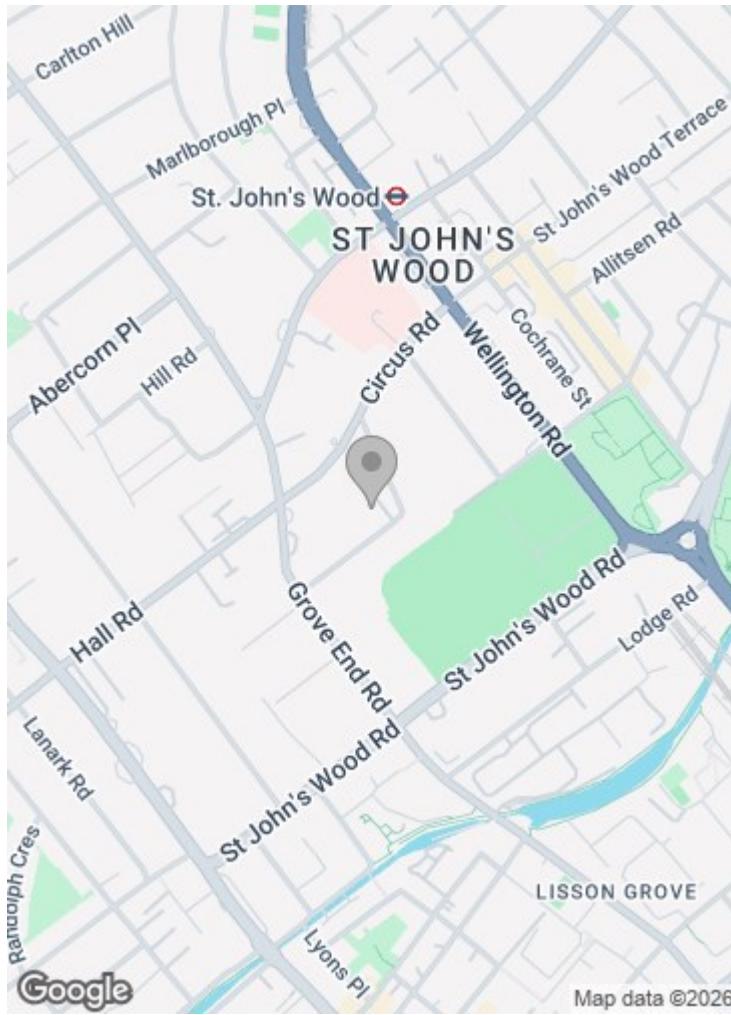
£4,615 per week

We are delighted to offer this traditional but contemporary family home with plenty of natural light and a warm and welcoming atmosphere.

On the ground floor you will find a bright, modern kitchen, dining room, reception, conservatory and garden. The first floor comprises of the master bedroom, dressing room and ensuite bathroom, bedrooms two and three and a family bathroom. The second floor offers two further bedrooms with another family bathroom and a fabulous rooftop terrace – a standout feature of the home, providing privacy, open-air dining and delightful views over St John's Wood.

Elm Tree Close is ideally located within walking distance of the stylish shops and cafes of St John's Wood High Street as well as Regent's Park and the American School in London.

Nearest underground station is St John's Wood High Street (Jubilee Line).



Elm Tree Close
Approx. Total Internal Area 3106 Sq Ft - 288.56 Sq M
(Including Garage)



For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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