

# Hamptons

INTERNATIONAL



**Elm Tree Road, London, NW8**

5  3  2 

**£6,950,000**  
(£6,950,000)

## Property details

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### Key features

- **Principal Bedroom with En-Suite Ba**
- **Four Further Bedrooms**
- **Three Further Bathrooms**
- **Drawing Room**
- **Dining Room**
- **Poggenpohl Kitchen**
- **Gaggenau Kitchen Appliances**
- **Breakfast/Family Room**
- **Bedroom Six/Study/Library Gymnas**
- **Garden**

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## Description

An elegant detached family residence located in this prime road of St. Johns Wood. Discreetly situated behind a south facing private patio, is this exceptional and unique low built family house. The house is predominantly arranged over two floors only, with the added benefit of secure off street parking for two cars. The property is presented in excellent condition with a vast selection of reception accommodation on the ground floor and bedroom accommodation on the upper floors. The kitchen is further enhanced by a premium selection of Gaggenau appliances, combining sophisticated design with exceptional performance. The house offers superb natural light and space for grand entertaining and family living. Further benefits include a south facing rear garden. Outside Access to a secluded private garden. Situation 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. The property also enjoys a highly desirable location close to the renown American School in London (ASL), making it an exceptional choice for families seeking both convenience and access to outstanding international education. Property Ref Number: HAM-67444 Additional Information Freehold Local Authority: Westminster Council Tax Band H



















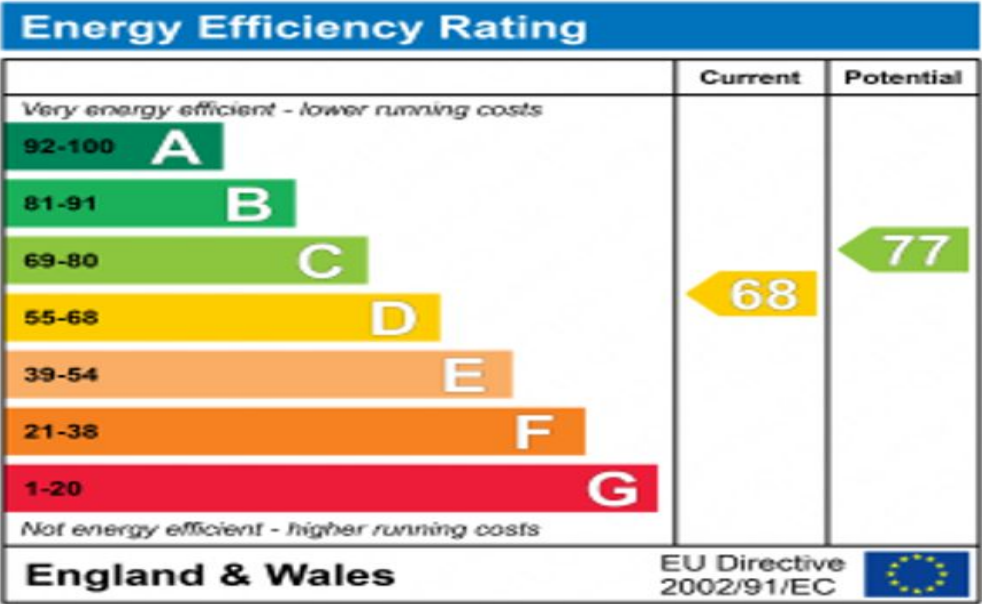












# Floor plan

## FLAT FIVE BUILD

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 2614 sq. ft. (242.9 sq. m.)

First floor = 1203 sq. ft. (111.8 sq. m.)

Second floor = 554 sq. ft. (51.5 sq. m.)

Reduced headroom = 43 sq. ft. (4.0 sq. m.)

Total = 4414 sq. ft. (410.2 sq. m.)

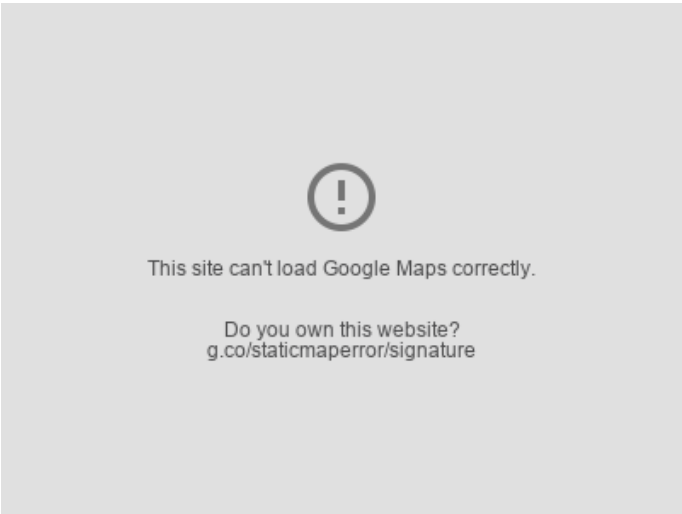
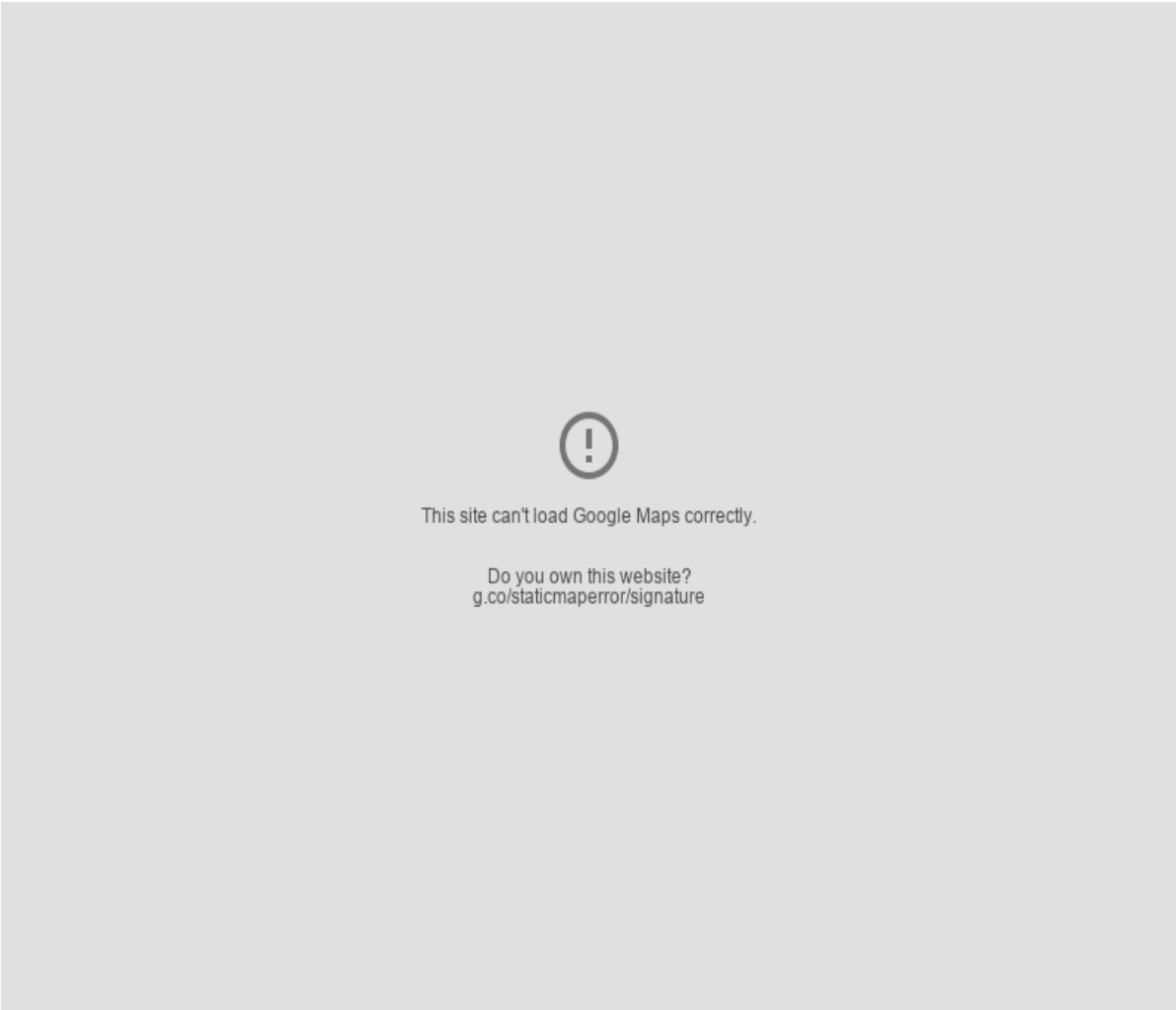
(including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, doors and windows locations before making any decisions about your plans.

# Location

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