



Elm Tree Road, London NW8



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NW8

A striking, interior designed family house (approximately 5,277 sq ft) with a superb southwest-facing garden and garage, set back from the road behind a walled front garden providing seclusion and privacy.

This outstanding house has been extensively redeveloped and designed to create a contemporary and well appointed family home with a spacious lift to all floors. The extensive ground floor features an expansive open plan of entertaining and living spaces with floor to ceiling sliding doors overlooking the garden and providing abundant natural light, with a separate kitchen/ breakfast room with Miele appliances and an informal family room.



Guide price: £9,995,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

Location

Elm Tree Road is ideally located in one of St John's Wood's prime residential areas, near Lord's Cricket ground, and within close proximity to the extensive shops, boutiques and restaurants of St John's Wood High Street and Underground Station (Jubilee Line) together with being brilliantly located for the American School in London (ASL) and Arnold House School. St John's Wood is one of central London's most sought-after addresses with its village like ambience, elegant regency and contemporary buildings, world famous cricket ground, and established cosmopolitan atmosphere.

Just a short distance by road or underground to London's west end and City, yet set apart due to its unique architectural heritage and history and the 400 acres of neighbouring Regent's Park and Primrose Hill, St John's Wood has been a highly desirable place to live over the last 200 years.



The first floor features a substantial principal suite with two dressing rooms and two bathrooms. There are three further bedroom suites across the first and second floors, one with a west-facing roof terrace, and a family room and kitchen on the second floor. The lower ground floor offers generous amenity space comprising a 10m swimming pool, gym, mosaic tiled steam room, and media/cinema room. In addition, there are three staff/guest bedrooms with a staff kitchen (including a dumb waiter), storage and an illuminated floor to ceiling variable temperature wine cellar.

The house has been thoughtfully designed with smart home technology, including multiple lighting options, ceiling speakers, concealed AC units, underfloor heating, and security shutters, providing a 'lock up and leave' facility. The house features a sensational contemporary landscaped garden with an entertaining area and outdoor kitchen/BBQ. The home also benefits from a garage located behind a shared gated driveway.

Key features:

- Five bedrooms and a two bedroom staff suite with independent access
- Four reception rooms
- Seven bathrooms
- His and Hers principal en suites with dressing rooms
- Swimming pool with Fastlane
- Gym and cinema room
- Landscaped garden with outdoor BBQ kitchen
- Roof terrace and garage
- Kitchen equipped with Miele appliances and dumb waiter
- Air conditioning and underfloor heating throughout
- Temperature controlled Wine Cellar
- Spacious passenger lift
- Additional work kitchen and utility area
- Security shutters for lock-up and Leave
- Smarthome by Crestron

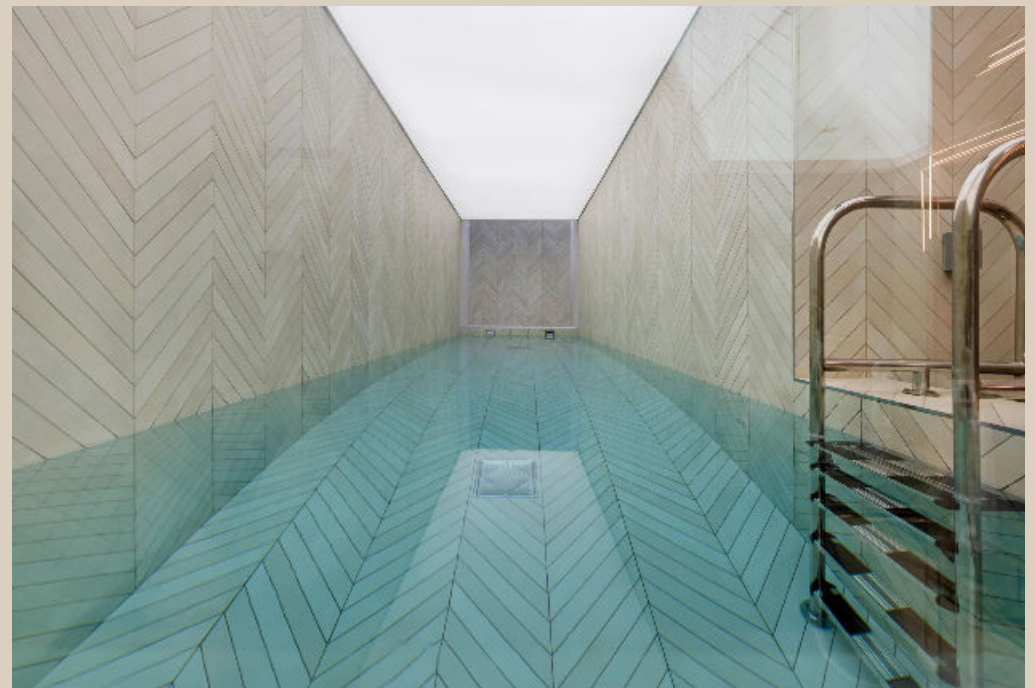
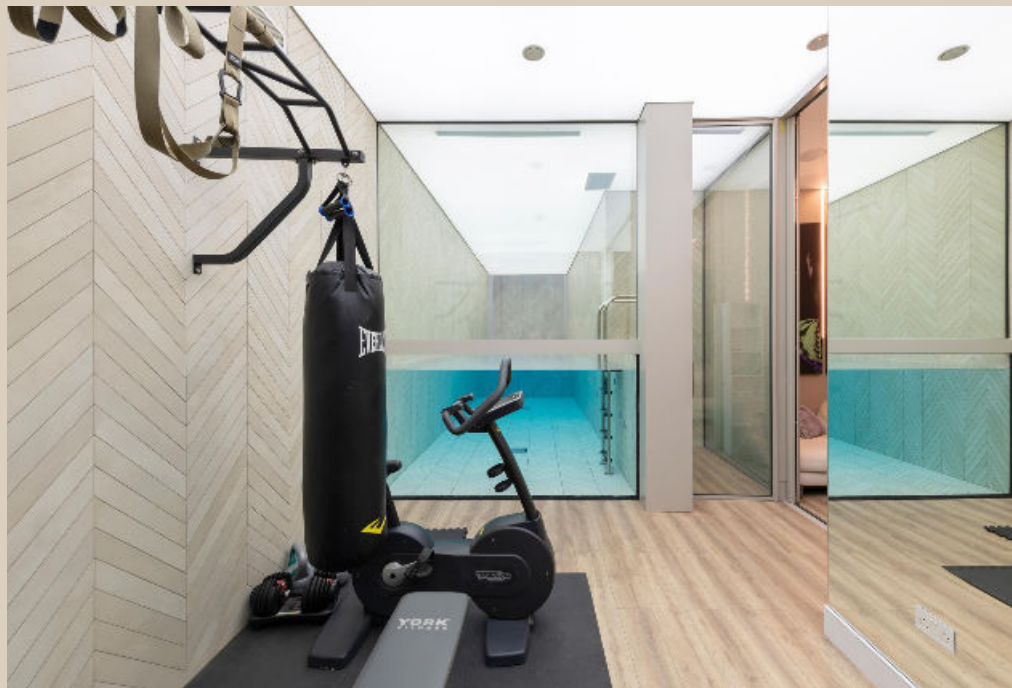
















This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approximate Area = 473 sq m / 5092 sq ft
 (Including Lift / Swimming Pool)
 Garage = 17.2 sq m / 185 sq ft
 Total = 490.2 sq m / 5277 sq ft
 Including Limited Use Area (1.9 sq m / 20 sq ft)



Knight Frank
St John's Wood
 5-7 Wellington Pl
 London
 NW8 7PB
knightfrank.co.uk

I would be delighted to tell you more
Neir Gigi
 07815 465487
neir.gigi@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated March 2023.

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