



Elm Tree Road, NW8 9JT  
£2,000 PCM

coopers  
OF LONDON EST. 1986

# Elm Tree Road, NW8

- AVAILABLE NOW
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- FULLY REDECORATED
- ONE BEDROOM APARTMENT
- PORTER

**\*\*Brand New Kitchen and Bathroom\*\*** A one bedroom apartment in this portered mansion block whose residents benefit from the use of an idyllic private communal garden. Elm Tree Court is ideally situated for St John's Wood High Street and Underground Station (Jubilee line), which means you are never too far away from the many shops and restaurants.

**\*\*Brand New Kitchen and Bathroom\*\*** A one bedroom apartment in this portered mansion block whose residents benefit from the use of an idyllic private communal garden. Elm Tree Court is ideally situated for St John's Wood High Street and Underground Station (Jubilee line), which means you are never too far away from the many shops and restaurants.



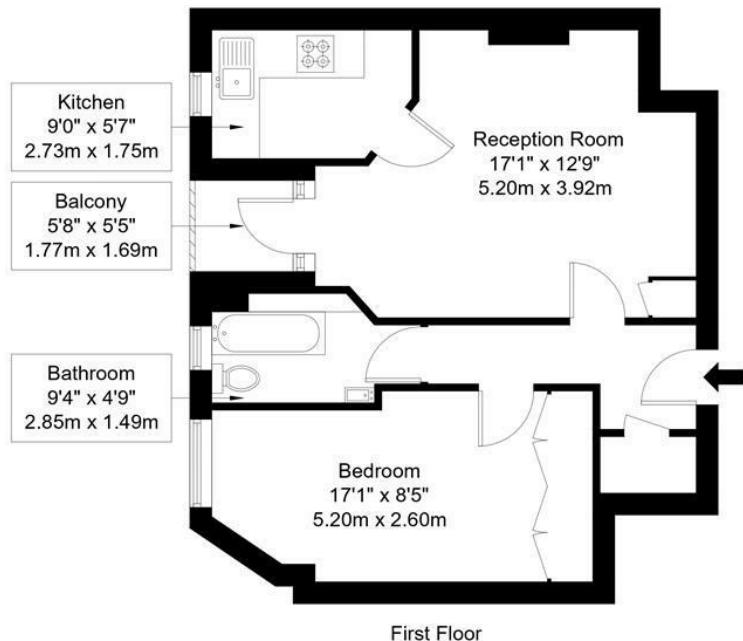


# Elm Tree Road, NW8 9JT

Approx Gross Internal Area = 43.87 sq m / 472 sq ft

Balcony = 2.99 sq m / 32 sq ft

Total = 46.86 sq m / 504 sq ft



Ref :

Copyright **BLEU**  
**PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersoflondon.co.uk

**0207 580 9658**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.