

Deal sealed on £10.8m country-style pile in St John's Wood

Notable sale recorded on Elm Tree Road in NW8 as the high-end market emerges from lockdown; local agency Ian Green Residential reports a 'marked increase' in big-budget enquiries over the last two weeks

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London, St John's Wood
Beauchamp Estates, Ian Green Residential

The housing market hasn't been back for long, but reports of some notable deals are starting to filter in.

Following the recent [£15.45m sale in St James's Park](#), we hear a 'hidden' house in the middle of St John's Wood has just been tucked away on a guide of £10.8m.

The "unique" detached low-build on Elm Tree Road was created by the former owners 25 years ago, and designed as a country house idyll with gardens on both flanks.

Measuring just shy of 5,000 square feet, the two-floor residence had been decked out in traditional style, and came with five bedrooms, masses of lateral entertaining space, and a garage.

At asking, the rate worked out at £2,081 psf. Ian Green Residential and Beauchamp Estates were joint sole agents.



Ian Green of Ian Green Residential told us: “We have seen a marked increase in enquiries over the last two weeks across various price brackets ranging from £4m to £6m and £8m onwards. It is clear that although some prospective purchasers are cautious and may have some reservations about the short term market, most are looking at the long term and have confidence. Having been in lock-down for the last several month’s many prospective purchasers have had time to reflect on their requirements and lifestyle and have made securing a family home a priority. Elm Tree Road was a great example of a wonderful family home surrounded on two sides by a magnificent south-facing garden, an ideal family home offering exceptional accommodation for any family.”

In Pictures: Elm Tree Road, St John’s Wood Sold, £10.8m (Guide Price) Ian Green Residential/Beauchamp Estates