



## Circus Road, St Johns Wood, NW8 £2,999 Per Month Furnished/unfurnished

We are pleased to be able to offer this newly refurbished and well proportion 3 bedroom 2 bathroom apartment of 1,045 sq ft.

Arranged on the 5th floor the apartment is bright throughout and offers far reaching views. Master bedroom with en-suite, 2 further bedroom, family bathroom, large reception and dining room and separate kitchen.

St John's Wood High Street is within walking distance as are a large selection of shops and transport links.

Communal Garden



**Circus Lodge,  
Circus Road, NW8**



Fifth Floor

Approx Gross Internal Area **1045 Sq Ft - 97.08 Sq M**

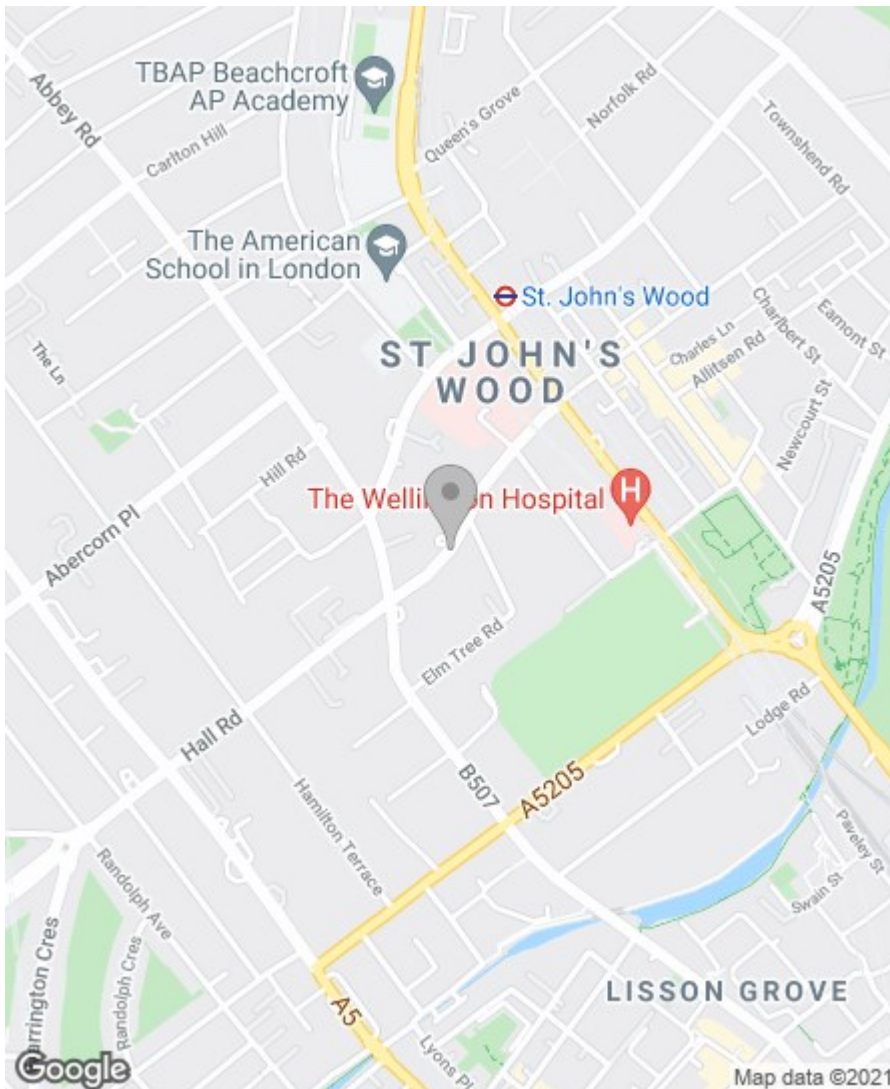


## Property Overview

<b>Location</b>	St John's Wood, NW8
<b>Price</b>	£2,999 Per Month
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Receptions</b>	1
<b>Council</b>	
<b>Tax Band</b>	F
<b>Furnishing</b>	Furnished/unfurnished

## Key Features

- 3 Bedrooms
- 2 Bathrooms
- Great Location
- Bright and Spacious
- Portorage
- Communal Garden
- Passenger Lift



## 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>		
(39-54) <b>E</b>	45	58
(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		

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

