



Beautiful Two Bedroom Apartment in Popular Purpose Built Block

Circus Lodge, Circus Road, St John's Wood, NW8

Offers in Excess of £750,000 - Leasehold

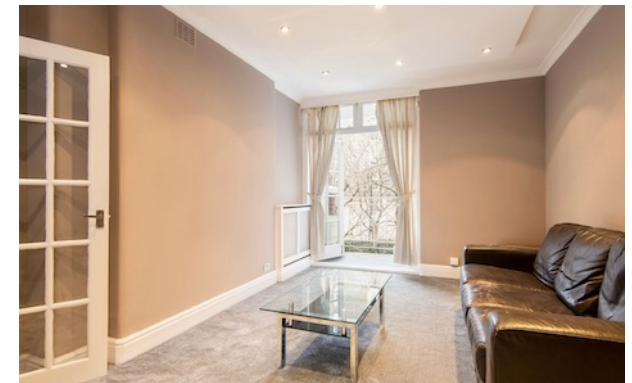
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A beautifully presented two bedroom apartment on the second floor of this popular purpose built block offering porterage service and access to a serene communal garden. While boasting an ideal location, this apartment is within easy reach of all the eateries and boutiques of St John's Wood High Street. The contemporary property comprises of a spacious reception room leading onto a private balcony, fully fitted kitchen, 2 double bedrooms and an additional study space. St John's Wood underground (Jubilee Line) is just a few minutes walk as is St John's Wood High Street.

- Reception room with doors to balcony
- Fully fitted kitchen
- Bedroom with built in wardrobes
- Second double bedroom
- Study
- Bathroom
- Balcony
- Excellent storage
- Porterage service
- Access to communal gardens

- *Westminster Council Tax Band: E £1,189.42 PA*
- *EPC Rating: 70/C*
- *Approx Gross Internal Area: 839 sq ft*
- *Tenure: Leasehold (944 Years Remaining)*
- *Service Charge: £10,037.12 PA*
- *Ground Rent: £25.00 PA*



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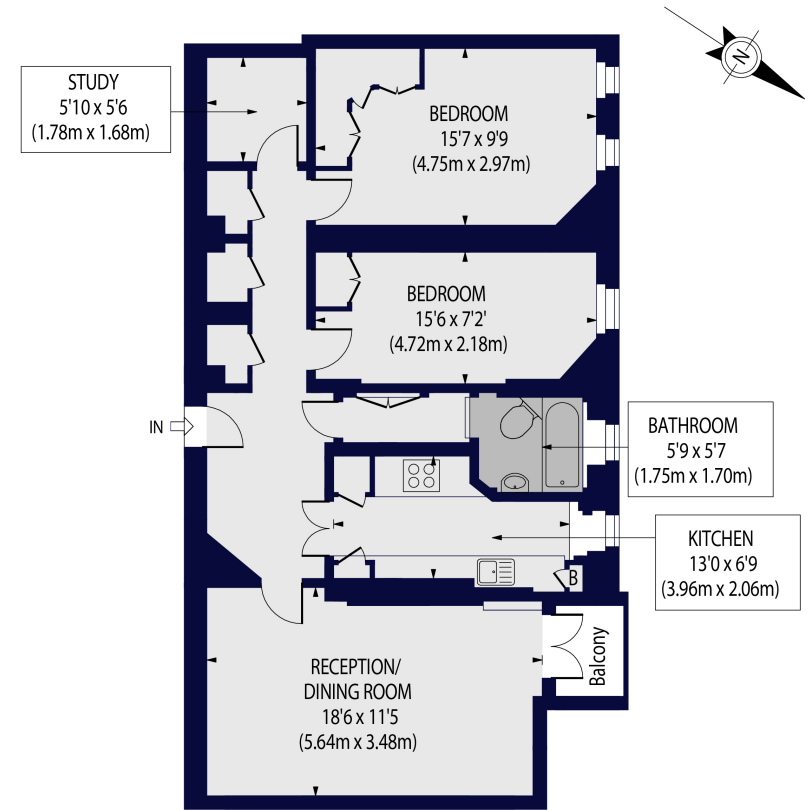
Approx Gross Internal Area: **839 Sq Ft / 77.94 Sq M**

CIRCUS LODGE, CIRCUS ROAD, NW8

Approx. Gross Internal Floor Area 839 sq ft. / 77.94 sq.m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that these area measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor, and their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order as they have not been tested.



SECOND FLOOR

For Illustration Purposes Only - Not To Scale. Floor Plan by www.nogaphotostudio.com Ref: No.42247
 This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspections, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.