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



892 SQ. FT.

2 Bedrooms

1 Bathroom

A bright two bedroom apartment (892 sq ft / 83 sq m) situated on the first floor of this prime St John's Wood portered block. The apartment features a spacious entrance hallway, reception room, separate kitchen fitted with new fridge/freezer and dishwasher, principal bedroom with built in wardrobes, second double bedroom and newly refurbished family bathroom. Benefits include new flooring and carpets throughout, triple glazing, porterage, passenger lift, access to peaceful communal gardens and a share of the freehold. Circus Lodge is conveniently located for The American School and all local amenities of St John's Wood and Regents Park. St Johns Wood High Street with its fashionable shops, cafés and boutiques are just a short stroll away.

Service charge: £5,040 per annum approx. In addition, reserve fund: £5,100 per annum approx.

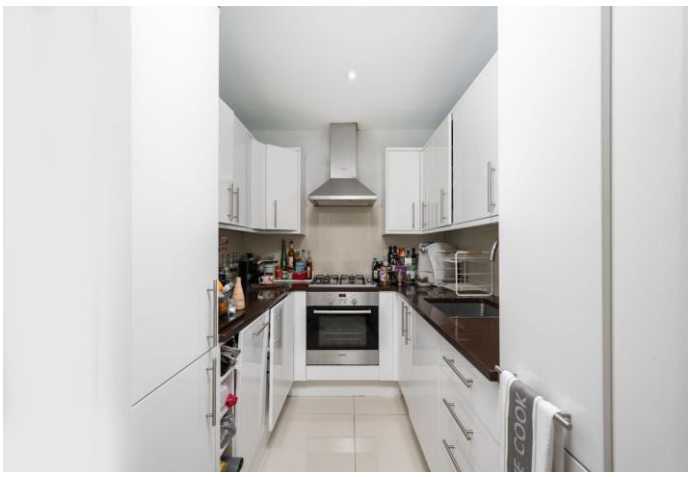
Asking Price £750,000

Share of Freehold 942 years remaining approx.















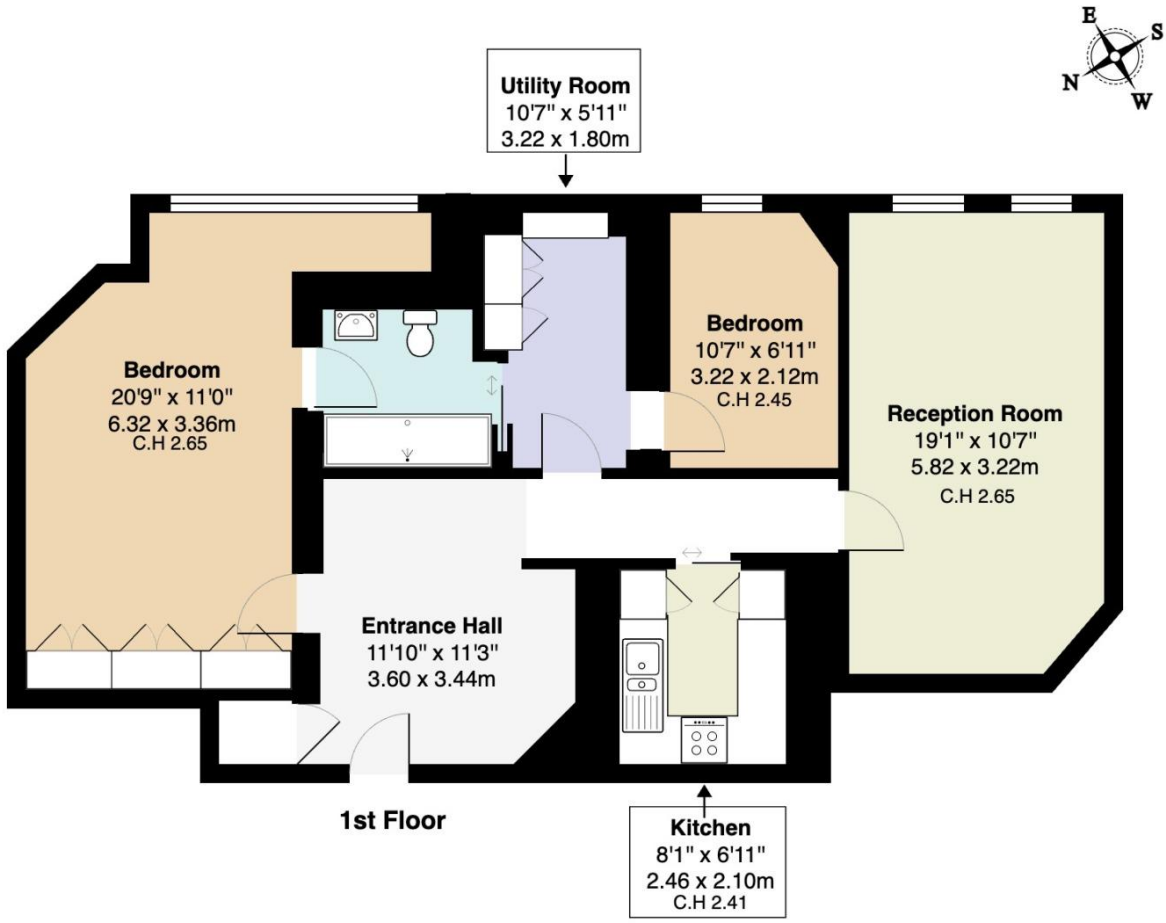








- Service Charge £5,069.70 per annum
- Ground rent £25 per annum
- Council Tax Band E
- 2 double bedrooms
- 892 sq ft / 83 sq m
- 1st floor
- Triple glazing
- Porterage
- Passenger lift
- Peaceful communal gardens



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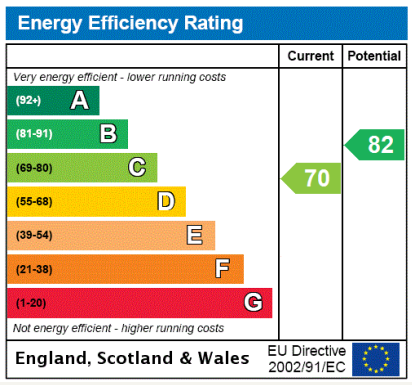
Total Gross Area: 892 ft² ... 82.9 m²

C.H : Ceiling Height

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.