



## The Compton, Lodge Road, London, NW8 8LA

**£1,350,000**

LOCATED IN A STRIKING BUILDING IN THE HEART OF ST JOHNS WOOD IS THIS LOVELY 2 DOUBLE BEDROOM 5TH FLOOR APARTMENT WITH UNDERGROUND PARKING MINS FROM LORDS CRICKET GROUND AND THE HIGH STREET.

The apartment is set over 780 square feet and comprises an open plan living room with beautiful wooden flooring, access to a South facing terrace, a luxury fully fitted kitchen with spacious breakfast bar, 2 double bedrooms and 2 beautiful bathroom suites.

The "Compton" by "Regal London" has been built in collaboration with world famous interior designer "Kelly Hoppen" & offers services such as: 24 hour concierge, valet parking, striking lobby area, residents roof garden & fitness suite.

Service charge £10,602 per annum  
Ground rent £650 per annum  
Lease: 994 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 2 DOUBLE BEDROOMS
- SOUTH FACING TERRACE
- DESIGNED BY "KELLY HOPPEN"
- GYM & 24 HR CONCIERGE
- ST JOHNS WOOD NW8
- SECURE PARKING SPACE
- OVER 770 SQ FEET OF SPACE
- 2 LUXURY BATHROOM SUITES
- ST JOHNS WOOD STATION
- LUXURY SPEC THROUGHOUT

# The Compton, Lodge Road, London, NW8 8LA

RECEPTION ROOM

KITCHEN

BEDROOM

BEDROOM

RECEPTION ROOM

BATHROOM

EN-SUITE

TERRACE

COMMUNAL GYM

COMMUNAL GYM

LOBBY

LOBBY

ELEVATORS

LOBBY

LOBBY

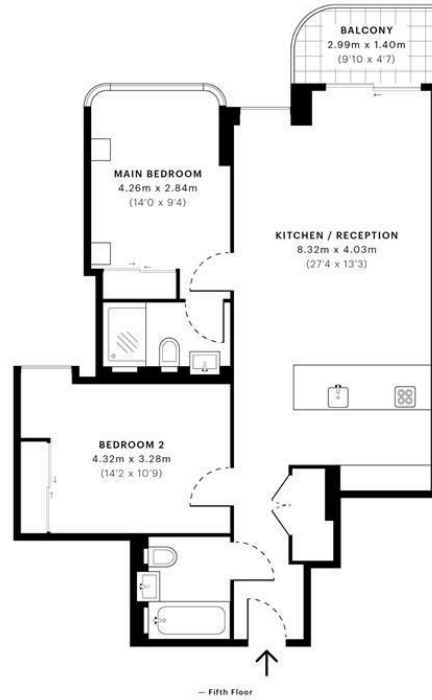
THE COMPTON

BEDROOM

BUILDING ENTRANCE

THE COMPTON

RECEPTION ROOM



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
72.41 sqm / 779.41 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and structural features  
Includes workrooms, restricted head heights  
69.24 sqm / 745.29 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
4.06 sqm / 43.70 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

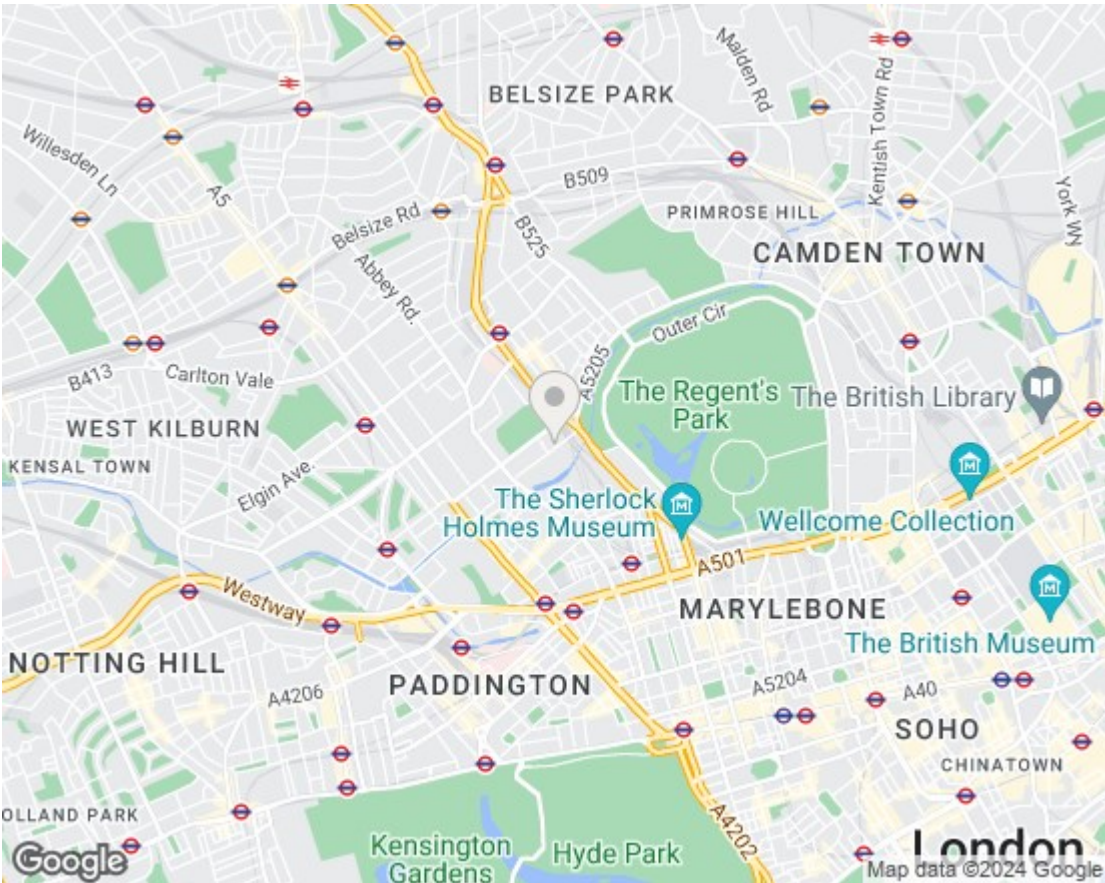
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 70.43 sqm / 822.69 sqft  
IPMS 3C RESIDENTIAL 74.06 sqm / 797.0 sqft

spc id: 62322669d0d90e58ce86d7



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.