

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

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# South Lodge, Circus Road NW8

A three bedroom flat in a desirable portered block, with a private patio garden and off street parking.

A bright and spacious garden apartment with off street parking and a private patio garden.

Situated on the lower ground floor of a prestigious portered block, the property benefits from its own private entrance and a 24 hour porter and comprises a principal bedroom with a large en suite bathroom, two further double bedrooms, two en suite shower rooms, double reception room with open plan dining room and kitchen, utility room and a guest cloakroom.



**Asking price:** £2,850,000

**Tenure:** Share of freehold plus leasehold, approximately 988 years remaining

**Service charge:** £12,000 per annum\*

**Local authority:** City of Westminster

**Council tax band:** F







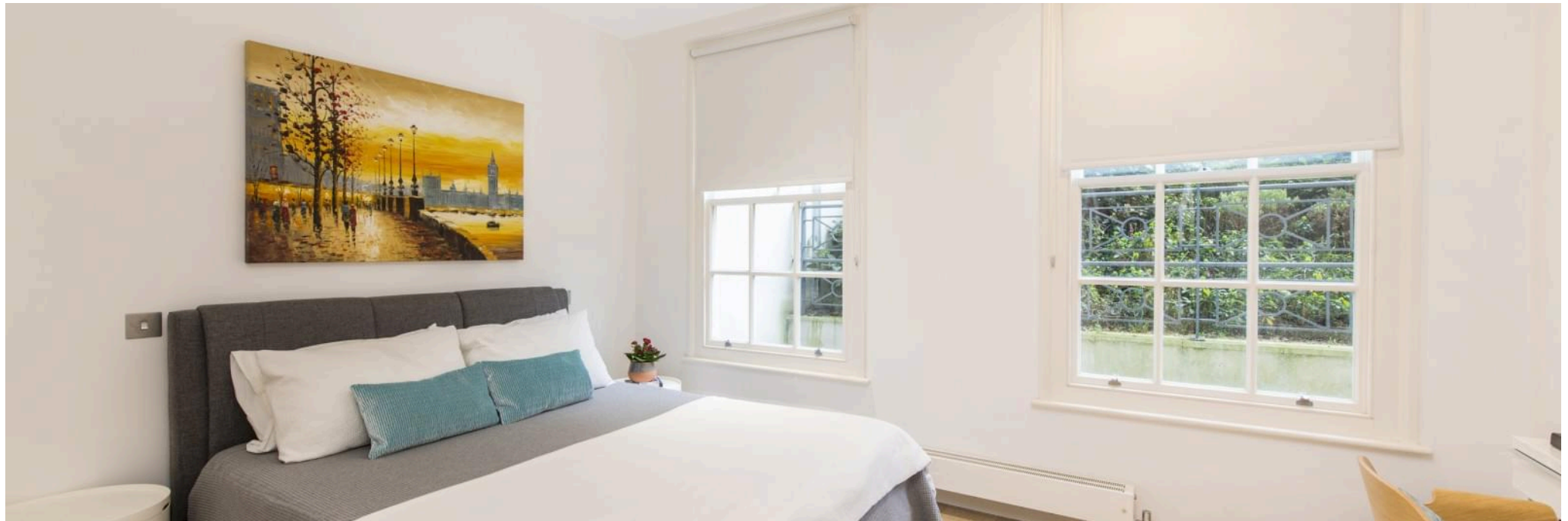
\*Please note that we have been unable to confirm the next review dates for the service charge. You should ensure that you or your advisors make your own inquiries.

St John's Wood has a distinctly English village feel yet enjoys a cosmopolitan population and mix of restaurants and shops. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground. The American School in Loudoun Road is very popular, with many executives relocating to London with their families, and both Regent's Park and Primrose Hill are a short stroll away. St John's Wood Underground Station (Jubilee line) is just two stops from Bond Street in the heart of the West End.







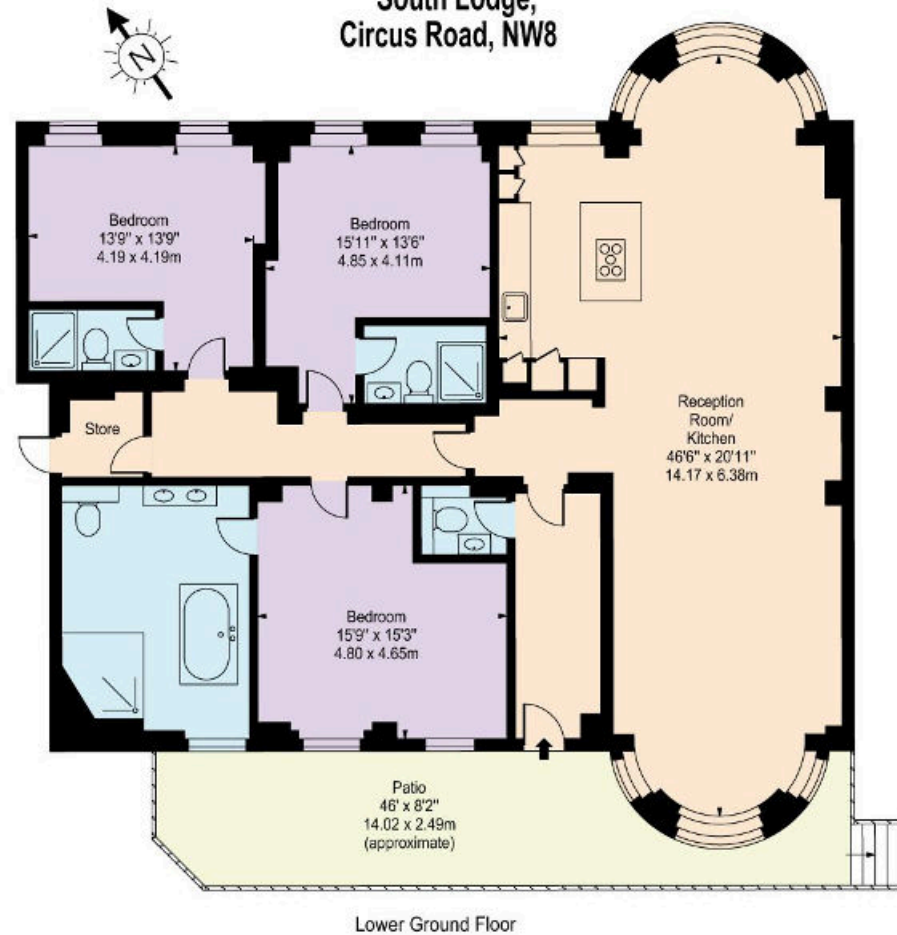








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Circus Road, NW8**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Lower Ground Floor**  
**Approx Gross Internal Area 1828 Sq Ft - 170.04 Sq M**

**Knight Frank**  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated January 2024. Photographs and videos dated January 2024.

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