

Circus Road, St John's Wood NW8

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# Circus Road, St John's Wood NW8

A rare opportunity to acquire a Grade II listed, semi-detached period house providing spacious family accommodation including five bedrooms, five bathrooms, a dressing room and excellent entertaining space. The property also has a good-sized front and rear garden and is well-presented.

Circus Road is situated in the heart of St John's Wood, close to the amenities on St John's Wood High Street, St John's Wood Underground Station (Jubilee Line) and the green spaces of Regent's Park.



 5  5  3  **EPC**  
TBC

**Offers in excess of:** £3,950,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** G













# Circus Road, NW8

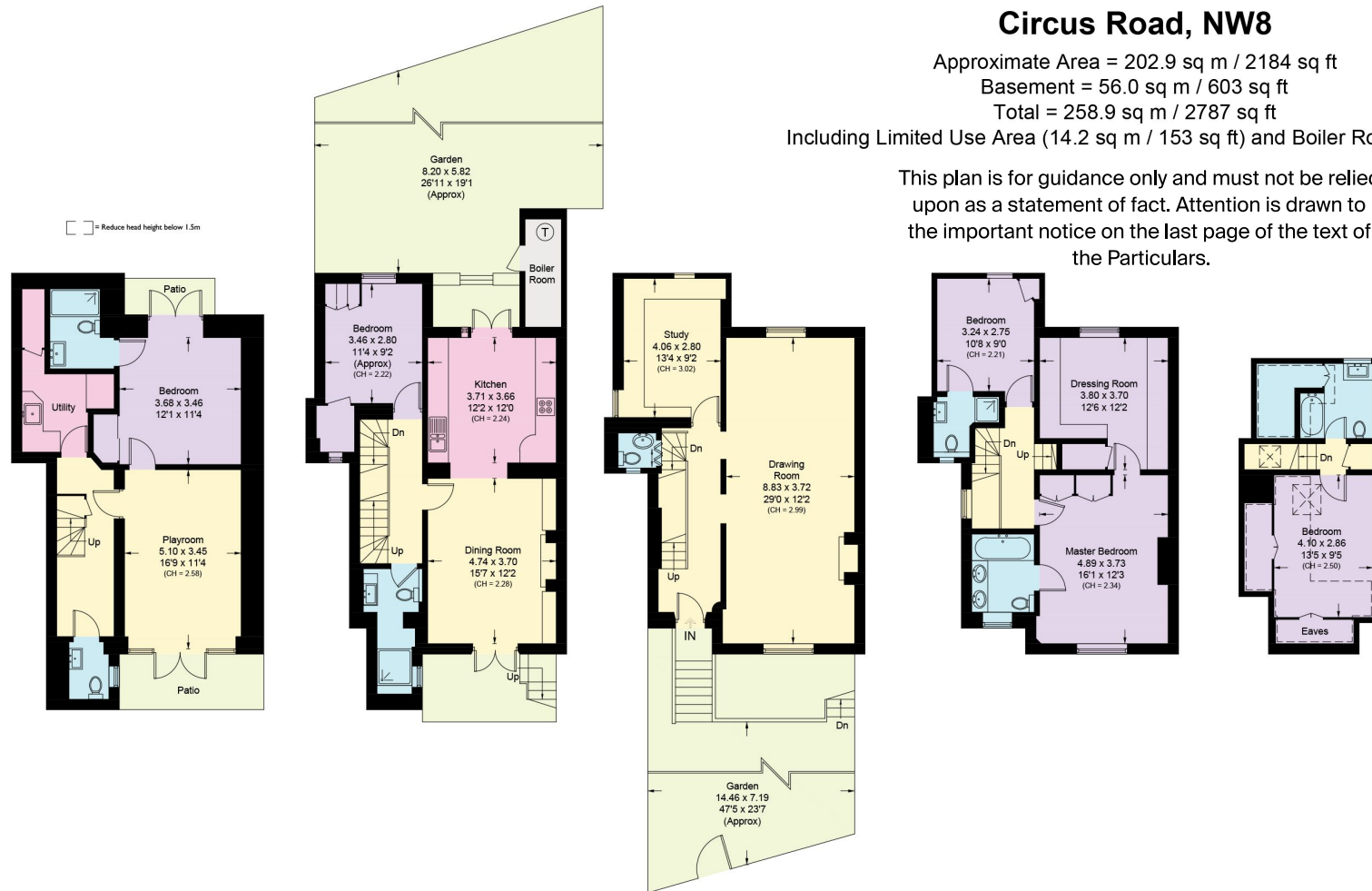
Approximate Area = 202.9 sq m / 2184 sq ft

Basement = 56.0 sq m / 603 sq ft

Total = 258.9 sq m / 2787 sq ft

Including Limited Use Area (14.2 sq m / 153 sq ft) and Boiler Room / Eaves

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.



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**Basement**  
 Approximate Area = 56.0 sq m / 603 sq ft

**Lower Ground Floor**  
 Approximate Area = 62.1 sq m / 668 sq ft  
 (Including Boiler Room)

**Raised Ground Floor**  
 Approximate Area = 57.1 sq m / 615 sq ft

**First Floor**  
 Approximate Area = 56.5 sq m / 608 sq ft

**Second Floor**  
 Approximate Area = 27.2 sq m / 293 sq ft  
 Including Limited Use Area  
 (14.2 sq m / 153 sq ft) and Eaves

I would be delighted to tell you more  
**Tim Perks**  
 +44 20 7871 5065  
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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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