



CIRCUS ROAD,

London NW8



# A REMARKABLE, SPACIOUS AND LUXURIOUS PERIOD HOME

This exceptional house is arranged over three floors and has been refurbished to an outstanding standard, creating a sophisticated family home.



Local Authority: City of Westminster

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £57,000

Available date: Now

**Guide price of £9,500 per week**



## IMPRESSIVE MODERN HOME WITH GENEROUS PROPORTIONS

- Reconfigured interior architecture creating multiple open-plan areas
- Five bedrooms and six bathrooms, all finished to an exceptional standard
- Three generously proportioned reception rooms
- Beautifully preserved original 1930s oak staircase and brasswork
- Authentic period features including ceiling roses
- Striking dual chandelier centrepiece with Georgian-style lighting by Regency Chandeliers

The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.









## TIMELESS HOME WITH BEAUTIFUL BEDROOM SUITES

- Principal reception room framed by 13 Maxlight floor-to-ceiling Crittall-style doors, with long sightlines to the garden and direct access to the patio for seamless indoor-outdoor living.
- Second reception room and a designer kitchen by The White Kitchen Company with Dekton Khalo worktops and Gaggenau appliances, complemented by a rare separate chef's/commercial kitchen.
- First floor principal suite with private garden-facing terrace, ensuite bathroom and adjoining double bedroom ideal as a dressing room or nursery.
- Two further generous ensuite bedroom suites on the upper floors, offering space, privacy and comfort.







## PRECISION ENGINEERING MEETS ELEGANT DESIGN

- Bathrooms throughout the house feature Dornbracht brushed light gold fittings, TOTO toilets, bespoke stonework, underfloor heating and sculptural lighting, with two spa-quality steam room bathrooms, including one with a heated bench and full travertine feature wall.
- New Mumford & Wood acoustic sash windows, restored heritage metal windows on the top floor, and abundant natural light from triple-glazed Velux rooflights, solar-powered for efficiency.
- A fully integrated heating and cooling system combines underfloor heating, radiators and air conditioning, supported by an engineer-designed plant room with full redundancy.
- Principal living spaces are finished with Tedd Todd ultra-wide plank wood flooring, complemented by Italian designer radiators by Margaroli.





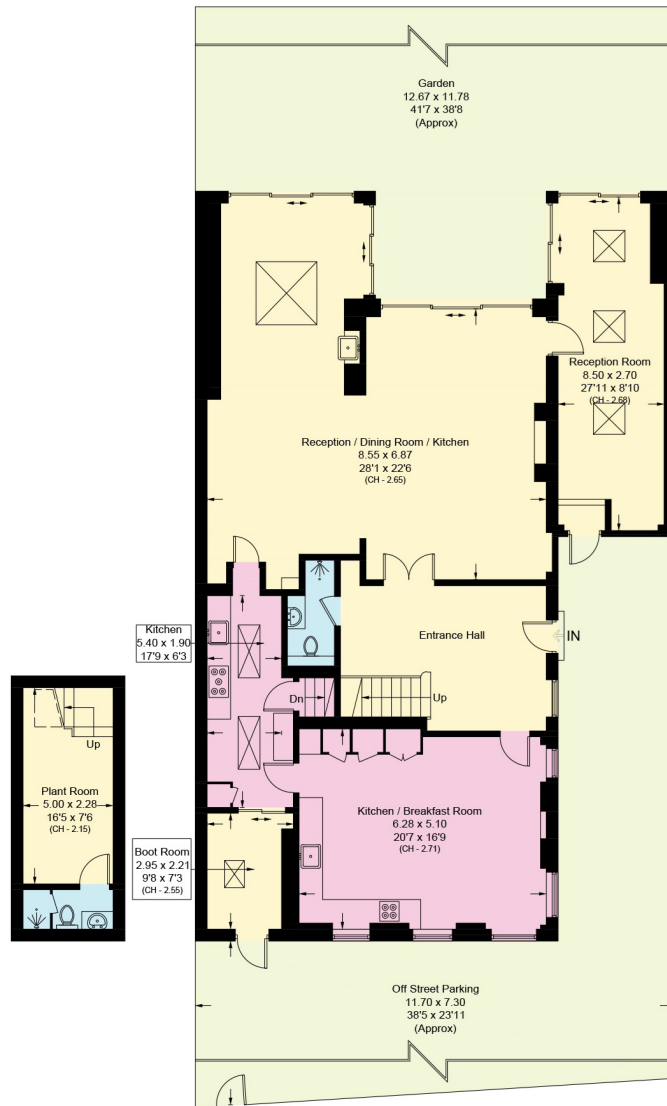
## PRIME SETTING IN ST JOHN'S WOOD

- Technological sophistication throughout, including hard-wired internet to every room, USB-A and USB-C ports, a dedicated AV room and four WiFi access points.
- Comprehensive security with Banham systems, shock sensors on every opening, seven CCTV cameras, and AV screens on each floor providing instant access to CCTV, front gates and internal communication.
- Thoughtful practical additions including hot and cold water to the dining room bar sink and garden, a utility room and an additional shower room.
- Beautifully landscaped front and rear gardens featuring limestone and sandstone terraces, automatic irrigation and gated off-street parking for two cars.
- Ideally located in close proximity to The American School in London.









Approximate Gross Internal Area = 366.3 sq m / 3,942 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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