



CIRCUS ROAD,

London NW8



A REMARKABLE, SPACIOUS AND LUXURIOUS PERIOD HOME

This exceptional house is arranged over three floors and has been extended and refurbished to an outstanding standard, creating a sophisticated family home that blends heritage character with state-of-the-art engineering



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

The interior architecture has been reconfigured to form multiple open plan areas, alongside five bedrooms, six bathrooms and three reception rooms, each finished to an exceptional standard.

A grand entrance hall sets the tone, highlighting the beautifully preserved 1930s oak staircase, original brasswork and authentic ceiling roses, enhanced by a striking dual chandelier centrepiece and Georgian style lighting by Regency Chandeliers. From here, the house unfolds into a sequence of remarkable living spaces washed with natural light.









TIMELESS HOME WITH BEAUTIFUL BEDROOM SUITES

At its heart lies a stunning principal reception room, framed by 13 Maxlight floor to ceiling Crittall style doors and expansive sightlines that draw the eye from the stairwell through the living areas to the garden beyond. These doors open directly onto the patio and private garden, creating an effortless indoor-outdoor connection ideal for both relaxed family life and sophisticated entertaining. A second reception room provides further flexible space, while the impressive designer kitchen by The White Kitchen Company, featuring Dekton Khalo worktops and Gaggenau appliances is complemented by a separate chef's/commercial kitchen, a rare and highly practical asset for larger scale hosting.

The first floor is dedicated to a luxurious principal suite, complete with a private terrace overlooking the garden, a rare permission in St John's Wood. The suite includes a beautifully appointed ensuite bathroom, while an adjoining second double bedroom serves perfectly as a dressing room or nursery. A further generous ensuite bedroom completes this level. The upper floor comprises two additional spacious bedroom suites, each offering comfort, privacy and distinctive design.







PRECISION ENGINEERING MEETS ELEGANT DESIGN

Bathrooms throughout the house feature Dornbracht brushed light gold fittings, TOTO toilets, bespoke stonework, underfloor heating and sculptural lighting. Two bathrooms are spa quality steam rooms, one with a heated bench and full travertine feature wall.

The meticulous refurbishment extends to every aspect of the building. New Mumford & Wood acoustic sash windows ensure tranquillity, while the original heritage metal windows on the top floor have been restored and sealed. Light is a defining feature throughout: seven solar powered triple glazed Velux rooflights illuminate the ground floor, with three additional rooflights on the top level ensuring brightness reaches every part of the home. Heating and cooling are fully future proofed with underfloor heating to the ground floor and bathrooms, radiators and comprehensive air conditioning throughout, all supported by a mechanical engineer designed plant room with full system redundancy, enabling the house to run at full load even if one system is offline. Throughout the principal living spaces, Tedd Todd ultra wide plank wood flooring adds warmth and elegance, while further benefits include Italian designer radiators by Margaroli.





PRIME SETTING IN ST JOHN'S WOOD

Technological sophistication matches the craftsmanship: hard wired internet runs to every room, with USB A & C ports throughout, an AV room and four dedicated WiFi access points providing seamless whole house coverage. Security is equally robust, with Banham systems, shock sensors on every opening, seven CCTV cameras and AV screens on each floor providing immediate access to CCTV, the two front gates and internal communication. Additional practical touches include hot and cold water to the dining room bar sink and garden, as well as a utility room and an additional shower room.

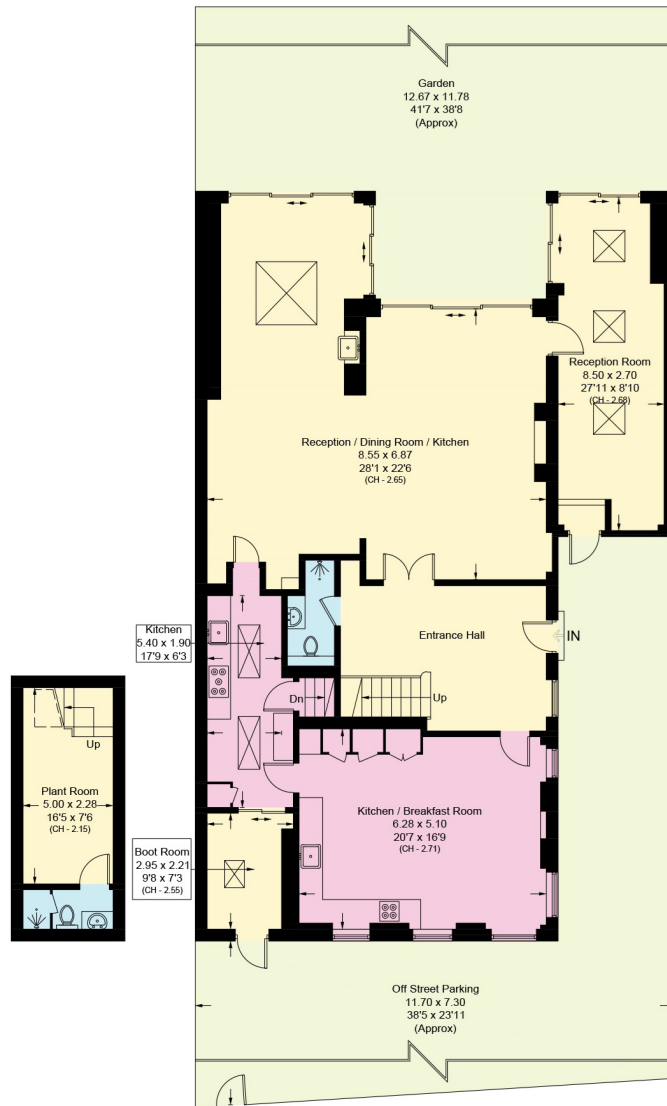
Externally, the front and rear gardens have been beautifully landscaped with limestone and sandstone terraces, an automatic irrigation system, and gated off-street parking for two cars.

A home of rare quality, blending heritage detail with contemporary design and offering exceptional space, comfort, and modern luxury in St John's Wood.









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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