



The Compton, Lodge Road, London, NW8 8LA

£1,300,000

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

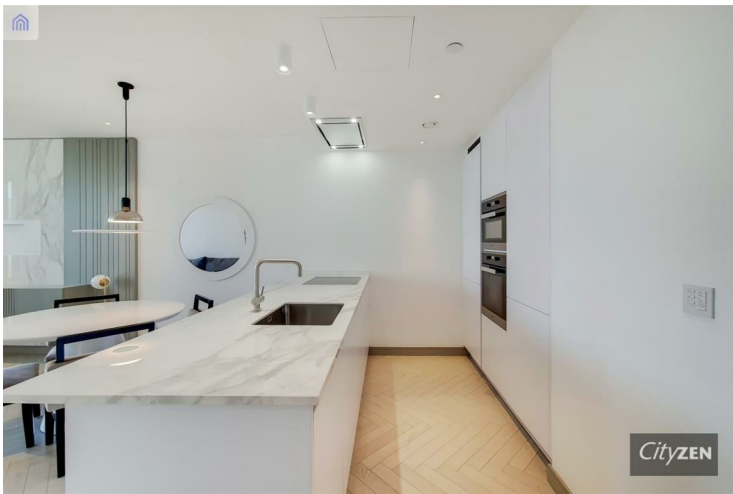
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RECEPTION ROOM



BEDROOM



KITCHEN



RECEPTION ROOM



BEDROOM



BATHROOM

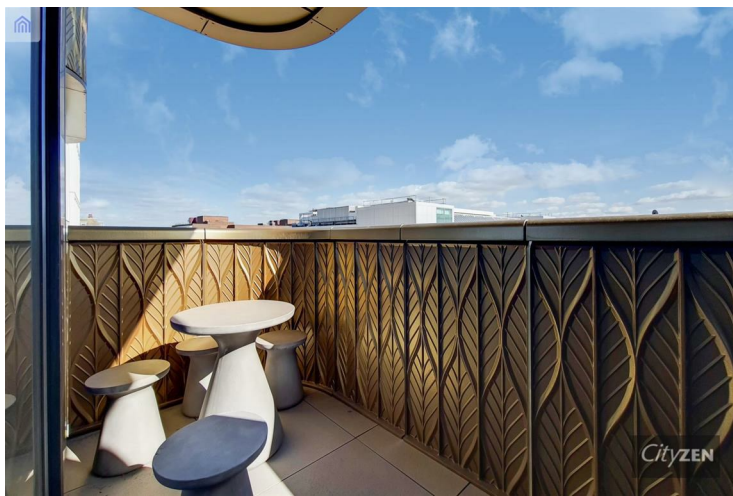
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EN-SUITE



COMMUNAL GYM



TERRACE



LOBBY



COMMUNAL GYM



LOBBY

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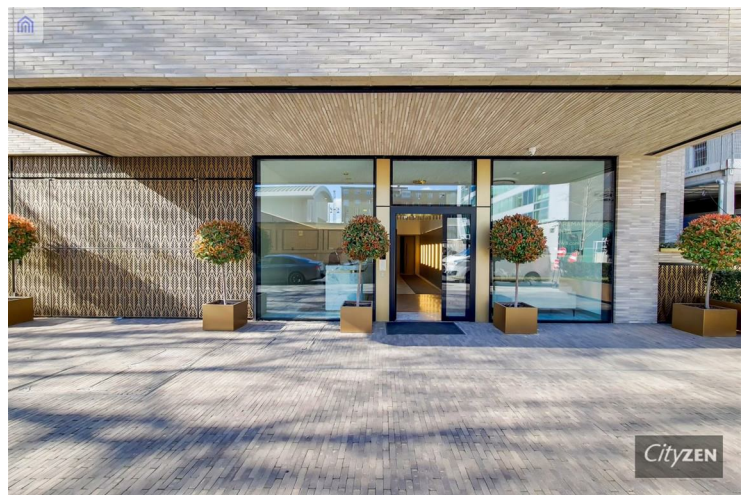
ELEVATORS



THE COMPTON



LOBBY



BUILDING ENTRANCE



LOBBY



THE COMPTON

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BEDROOM



KITCHEN/RECEPTION



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

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes swimming pools, restricted head height
69.24 sqm / 745.29 sqft

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

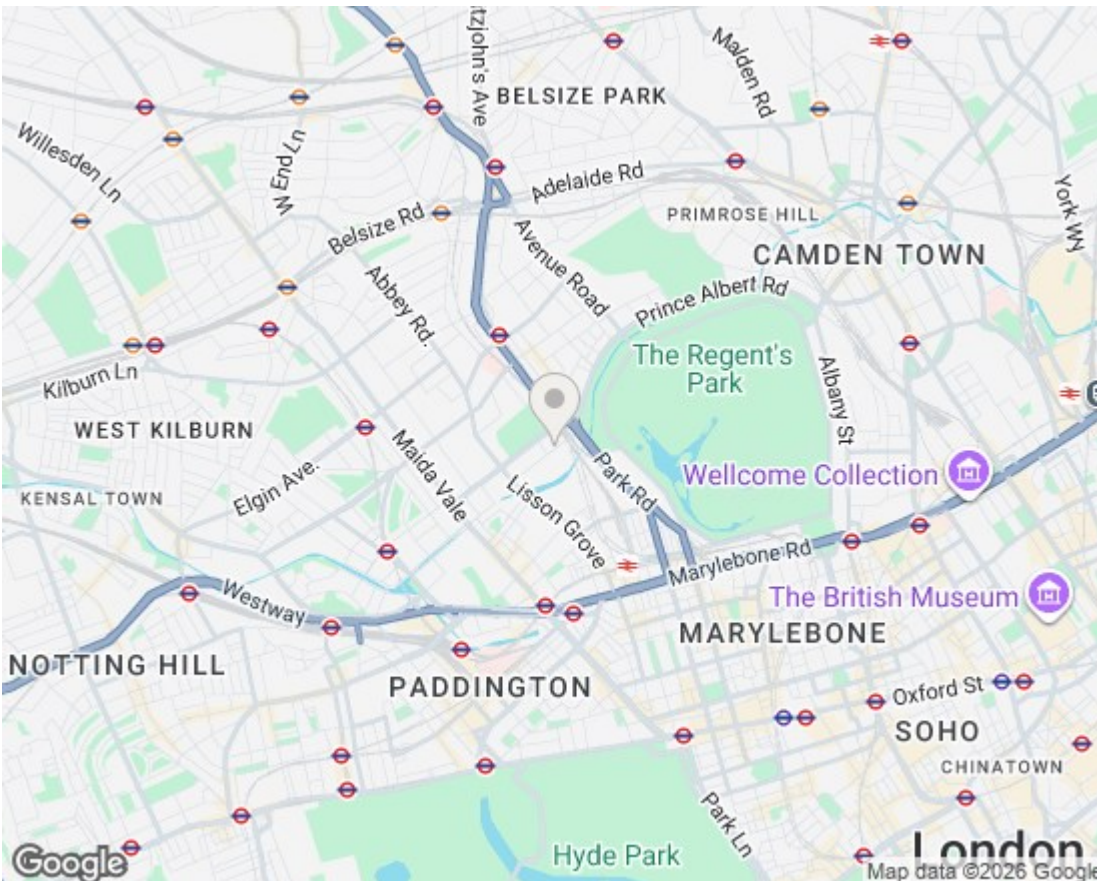
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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.

IPWS 3B RESIDENTIAL 76.43 sqm / 822.69 sqft
IPWS 3C RESIDENTIAL 74.06 sqm / 797.18 sqft

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