



South Lodge

Circus Road, NW8

Asking Price £900,000

Joint Sole Agent. Set within a prestigious portered building in the heart of St John's Wood, this impressive two-bedroom, two-bathroom lower ground floor apartment offers generous living accommodation extending to approximately 1,053 sq. ft.

The property features a particularly spacious reception and dining room, ideal for both entertaining and everyday living, alongside well-proportioned bedrooms and a practical layout throughout. Residents benefit from 24-hour portage, adding both convenience and security, as well as access to beautifully maintained communal gardens.

South Lodge is ideally positioned just a five-minute walk from St John's Wood Underground station and the vibrant High Street, the apartment combines peaceful residential living with excellent transport links, boutique shops, cafés and restaurants nearby.

CHESTERTONS



South Lodge

Circus Road, NW8

- 2 Bedrooms 2 Bathrooms
- Share of Freehold
- 1,053 sq. ft.
- Good Condition
- Porter
- Communal Garden



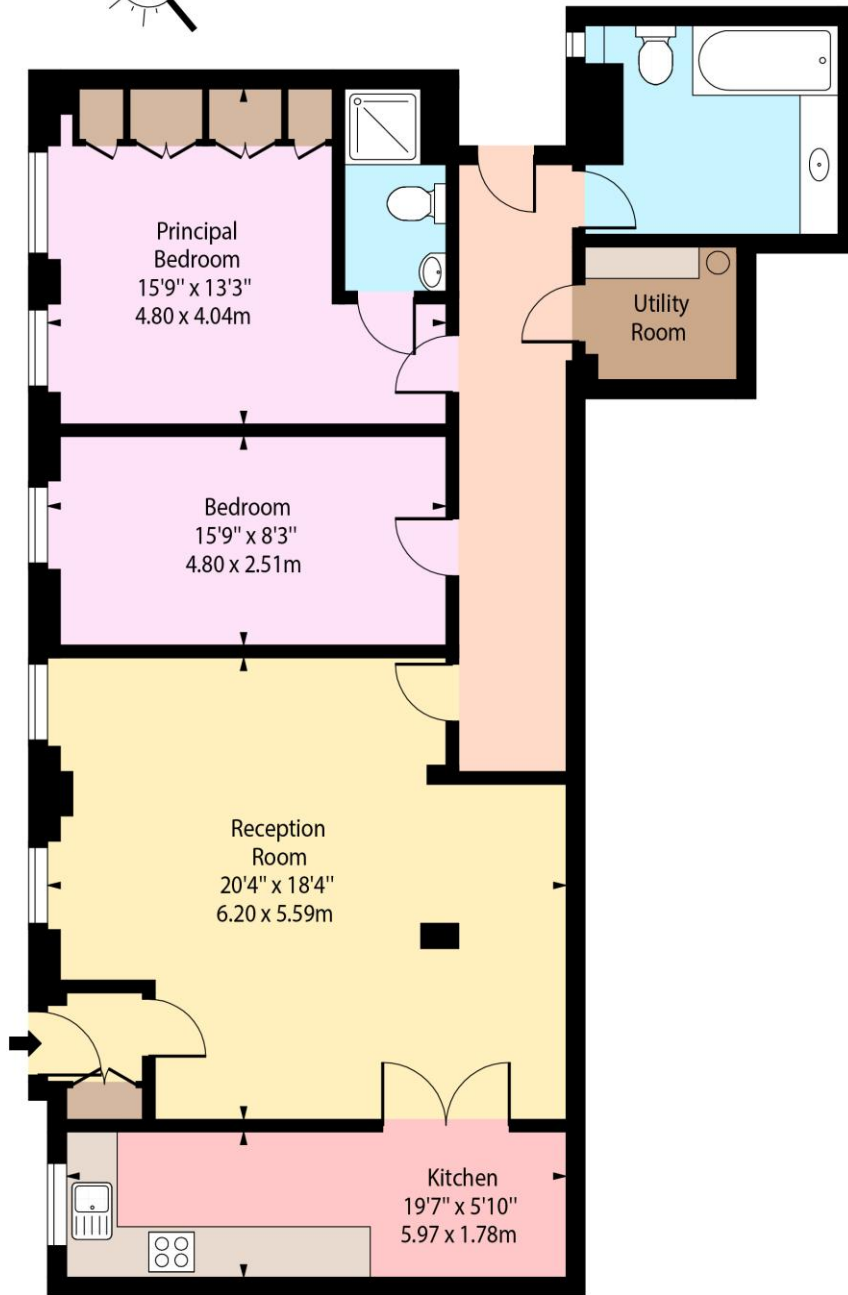
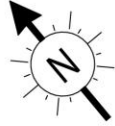
Tenure: Share of Freehold (990 Year Leasehold)
Service Charge: £7,314pa (Includes £1,766pa into the sinking fund).
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons St John's Wood Sales

105 St. John's Wood Terrace
London
NW8 6PL
stjohnswood@chestertons.co.uk
020 3040 8611
chestertons.co.uk

South Lodge,
Circus Road, NW8



Lower Ground Floor

Approx Gross Internal Area 1053 Sq Ft - 97.82 Sq M

For Illustration Purposes Only - Not To Scale

