



Circus Road | St Johns Wood | London | NW8

Asking Price - £7,500 Per month



- Three bedrooms
- Three bathrooms
- Portered block
- Off street parking (subject to availability)

An impressive and beautifully presented three bedroom, three bathroom apartment extending to approximately 1,641 sq ft (152.65 sq m), positioned on the ground floor of South Lodge, an elegant period building in the heart of St John's Wood.

This exceptional residence is offered in excellent decorative condition throughout and is distinguished by its remarkable open plan, double length south facing reception room, flooded with natural light throughout the day.

The accommodation has been thoughtfully arranged to provide three well appointed bedrooms, each benefitting from its own ensuite bathroom, creating a high level of privacy and comfort for residents and guests alike. A separate guest WC further enhances the practicality of the layout. Throughout the apartment there is excellent built in storage, ensuring a clutter free living environment, while attractive wood flooring adds warmth and elegance to the interiors.



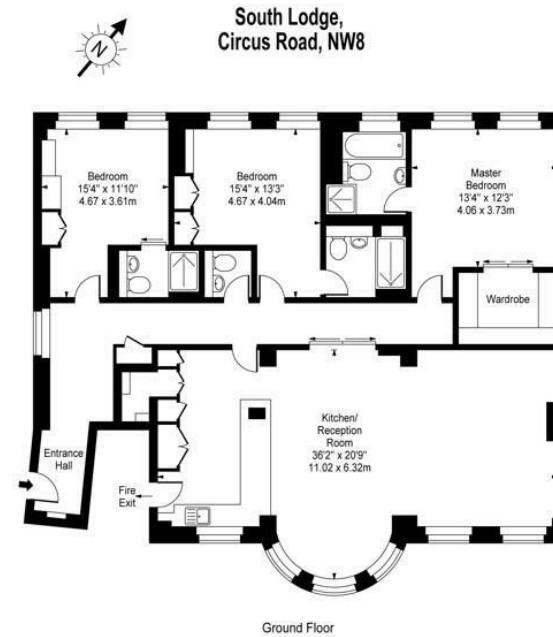
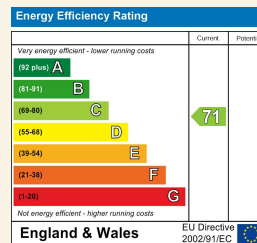


Residents of this well regarded building enjoy 24-hour portage, providing security and convenience, as well as passenger lift access and limited off-street parking. The building also benefits from communal heating and hot water.

South Lodge occupies a prominent corner position on Grove End Road and Circus Road, placing it within easy reach of the vibrant amenities of St John's Wood High Street, renowned for its boutiques, cafés, restaurants, and village-style atmosphere. Excellent transport connections are available via St John's Wood Underground Station, served by the Jubilee line, providing swift access to the West End, the City, and Canary Wharf. The stunning open spaces of Regent's Park, are also just a short walk away, offering acres of landscaped gardens, recreational facilities, and tranquil walking routes.



Council Tax Band G EPC Rating C



Approx Gross Internal Area **1641 Sq Ft - 152.65 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No.19349
 This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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