



Circus Road | | London | NW8

Asking Price - £5,200 Per month

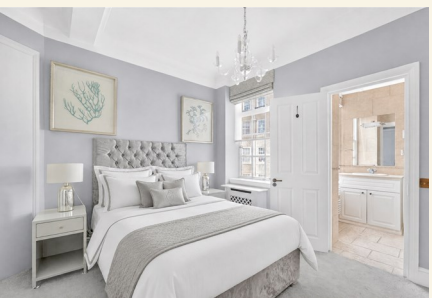


- 2 spacious bedrooms
- 3 modern bathrooms
- Study
- Charming period features
- Located on Circus Road
- 1,272 sq ft of space
- Close to local amenities

Nestled in the prestigious area of Circus Road, London, this charming house offers a delightful blend of modern living and classic elegance. Built in 1900, the property has been thoughtfully updated and newly decorated, providing a fresh and inviting atmosphere. Spanning an impressive 1,272 square feet, this spacious residence features three well-proportioned bedrooms and three bathrooms, making it ideal for families or those who enjoy hosting guests.

Upon entering, you are welcomed into a generous reception room that boasts a lovely westerly aspect, allowing natural light to flood the space. The newly fitted kitchen is both stylish and functional, perfect for culinary enthusiasts. The principal bedroom comes complete with an en-suite bathroom, ensuring privacy and comfort, while the additional bedroom and separate study offer versatility for various living arrangements.





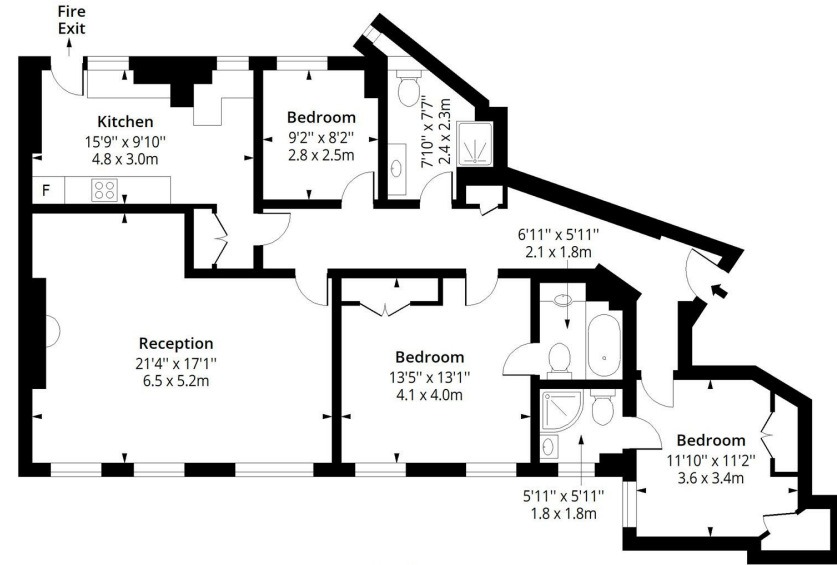
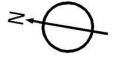
The property is further enhanced by two additional shower rooms, providing convenience for both residents and visitors. Residents of this sought-after block enjoy the benefits of 24-hour portage, passenger lift access, and an entrance phone system, ensuring security and ease of living. The communal gardens offer a serene escape from the bustling city, while the communal heating and hot water systems add to the overall comfort of the home.

Ideally situated, this property is just 0.3 miles from St John's Wood High Street, where you will find a delightful array of shops, cafes, and amenities. This house presents a rare opportunity to reside in one of London's most desirable locations, combining spacious living with modern conveniences.



South Lodge NW8

Approx. Gross Internal Area 1272 Sq Ft - 118.17 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 7/5/2026

Council Tax Band G EPC Rating C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	81
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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