

**Circus Road, NW8**  
Guide Price: £2,500,000 , Share of Freehold

Anderson//Rose





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**Share of Freehold**

**Service Charge: £11,000 per annum**

Ref PCL240020

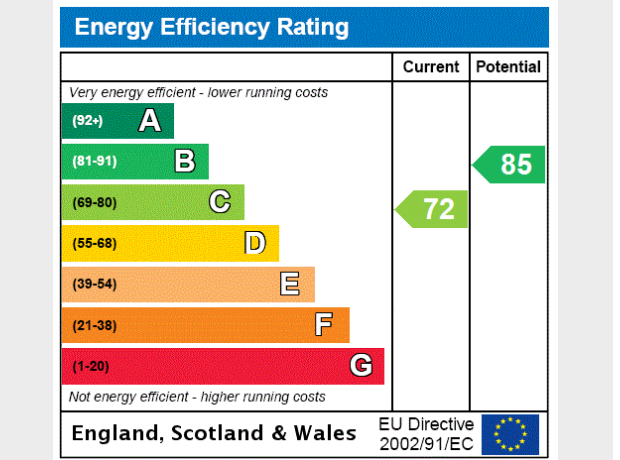
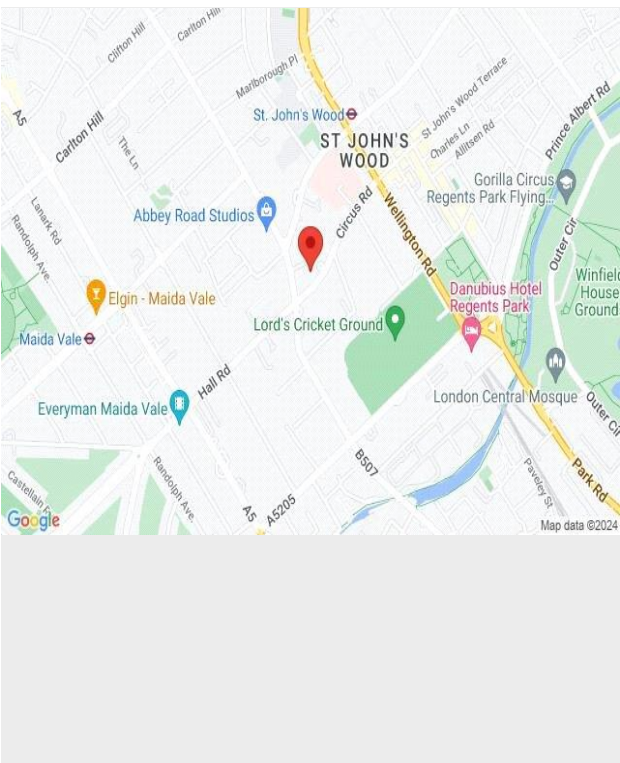
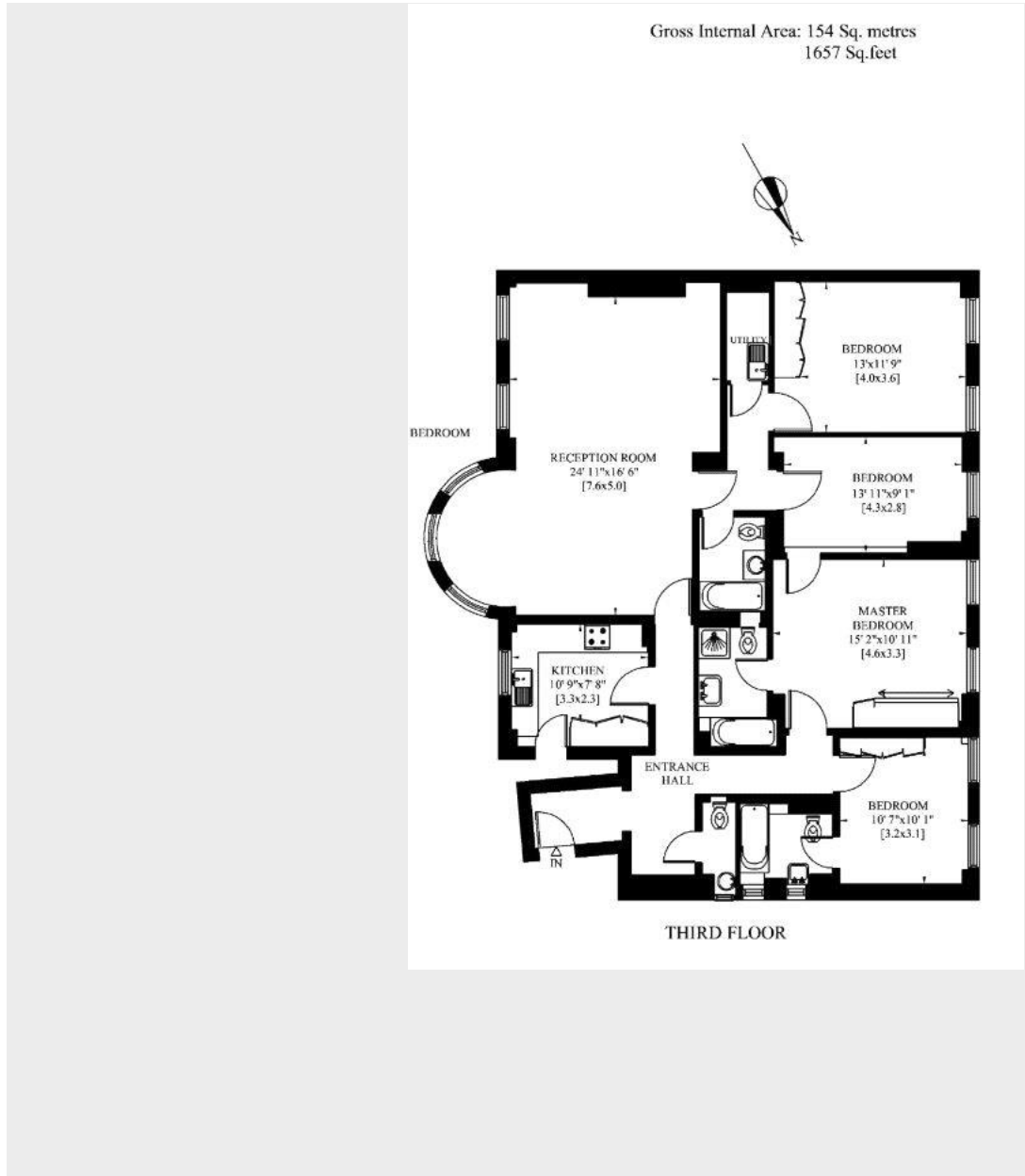
## Circus Road, NW8

A fantastic opportunity to acquire a beautifully presented lateral apartment, set on the third floor of an outstanding mansion block in the heart of St John's Wood.

The apartment is surrounded by virtual floor to ceiling sash windows providing an abundance of natural daylight and has been finished to an outstanding standard throughout. Comprising an exceptional reception and dining room with impressive views over the iconic Lord's Cricket Ground, a separate state-of-the-art kitchen, the principal bedroom suite with plenty of wardrobes, the second bedroom again with an

en-suite bathroom, two further good-sized bedrooms, the family bathroom, a large utility room and a guest cloakroom. The property further benefits from the building's concierge services, beautiful communal gardens and off-street parking on a first come first served basis.

South Lodge is an extremely desirable building set on the leafy residential Circus Road. The Highstreet is literally on your doorstep, with its array of world class amenities, shops, cafes, and restaurants literally around the corner, as well as the open green spaces and boating lakes of His Majesties Regents Park just up the road. St John's Wood Tube (Jubilee Line Zone 2) provides a simple and efficient commute across Central London.



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

