



Circus Lodge, St John's Wood, London, NW8

£750,000 *Leasehold*

2  1  2 

A spacious two-double bedroom apartment, with two bathrooms, located on the ground floor of this popular red-brick development, which benefits from a day porter, communal gardens and communal hot water. Located less than half a mile away from Lord's Cricket Ground, St John's Wood High Street and Underground Station (Jubilee Line) in addition to Regent's Park which is just under one mile away.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principle Bedroom with En-Suite Bathroom
- Second Bedroom
- Shower Room
- Separate Kitchen
- Reception Room
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/01/2968

Service Charge: £9,535.26 per annum

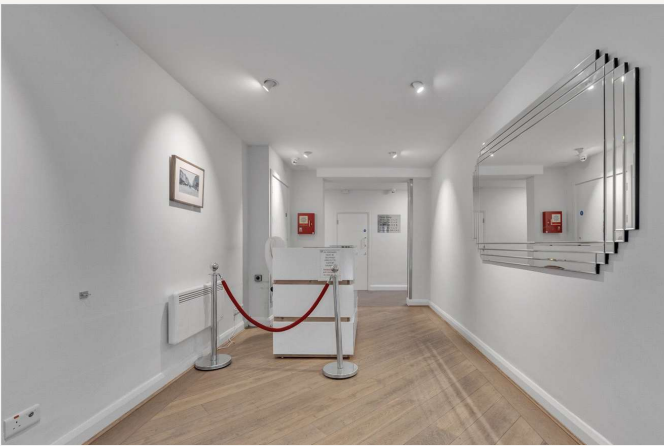
Service Charge Note: Includes Reserve Fund Contribution of £4,465 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: E

EPC rating: D





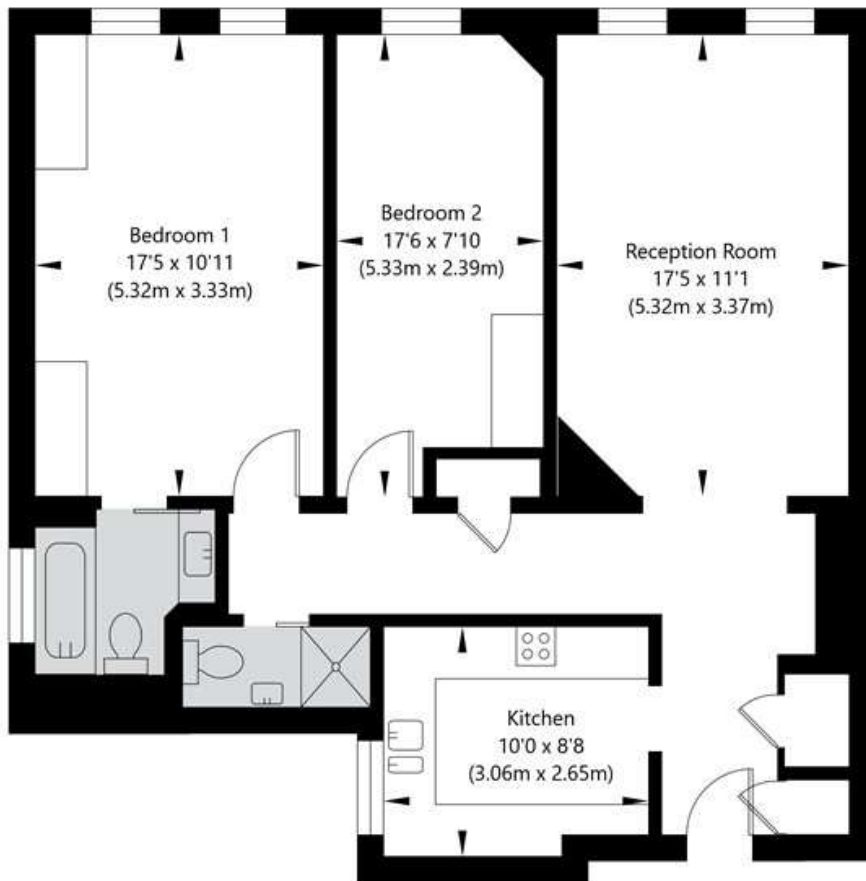
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



Circus Lodge, London NW8 9JL

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 81.23 SQ M / 874 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 81.23 SQ M / 874 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.