



CIRCUS LODGE, NW8 £799,950 SOLE AGENT Subject to contract

Situated on the second floor of this popular purpose built block you will find this delightful apartment.

The apartment consists of two double bedrooms, a bathroom, kitchen, reception and an additional study space. The property is offered in good condition throughout and benefits from a private balcony leading off the reception. In addition, the building offers a porterage service and access to serene communal gardens.

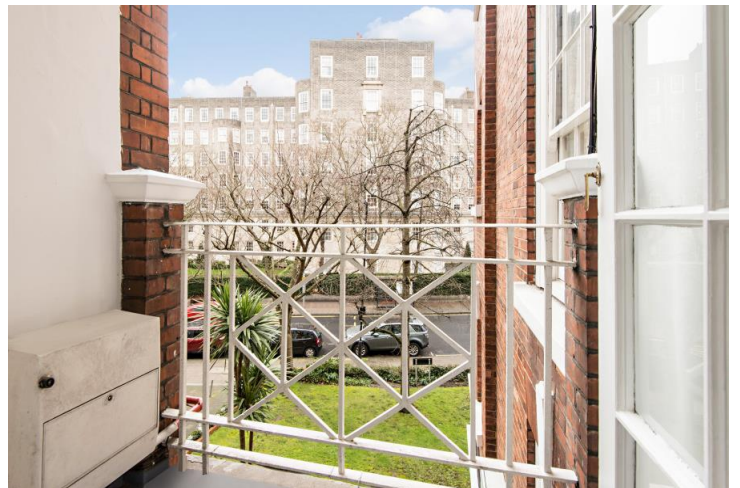
Circus Lodge is ideally located for the restaurants, bars and cafés on St John's Wood High Street and St John's Wood underground station (Jubilee line).

Two Bedrooms | Bathroom | Study | Reception/Dining Room | Kitchen | Balcony | Porterage | Entrance Phone | Passenger Lift | Communal Gardens | Leasehold - 945 Years

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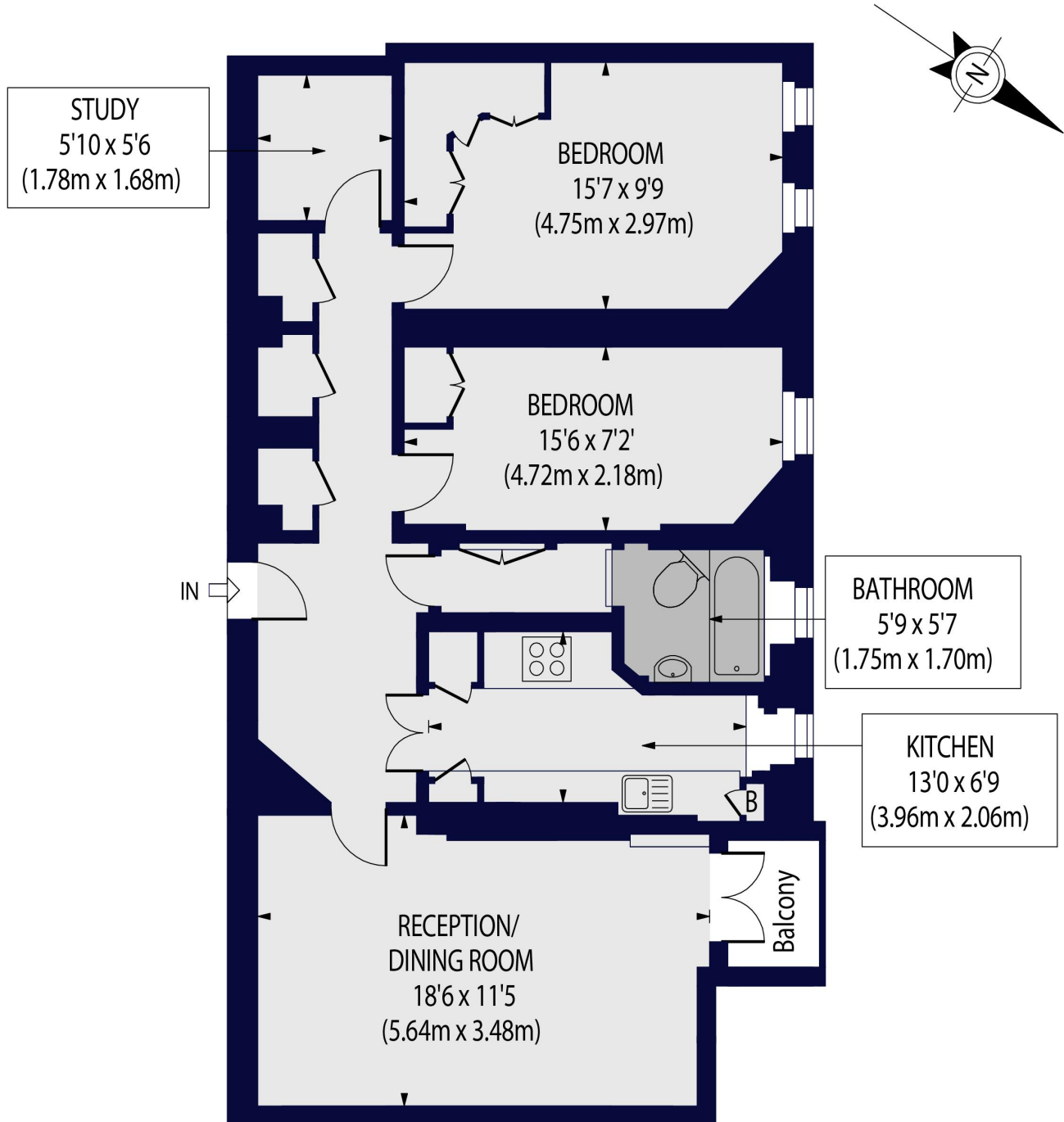
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For every step...



CIRCUS LODGE, CIRCUS ROAD, NW8

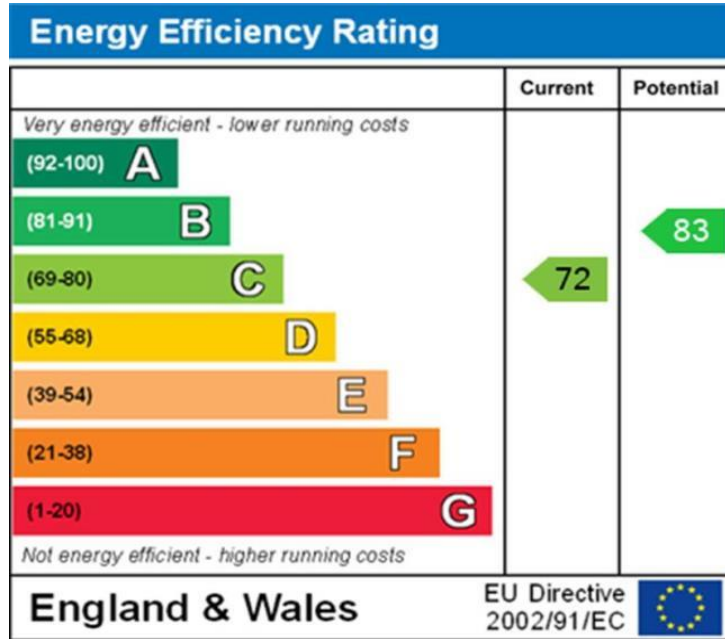
Approx. Gross Internal Floor Area 839 sq ft. / 77.94 sq.m



SECOND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.42247
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.





Tenure: Leasehold

Term: 999 years from 31/10/1969

Service Charge: £8,229.06 (includes Reserve Fund)

Current Ground Rent: £25.00 Annually
(Subject to increase)

NOTES: **Please note the property is currently tenanted and therefore immediate vacant possession may not be available.**

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.

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