



CIRCUS LODGE, ST JOHN'S WOOD, LONDON, NW8 £850,000 LEASEHOLD

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.

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

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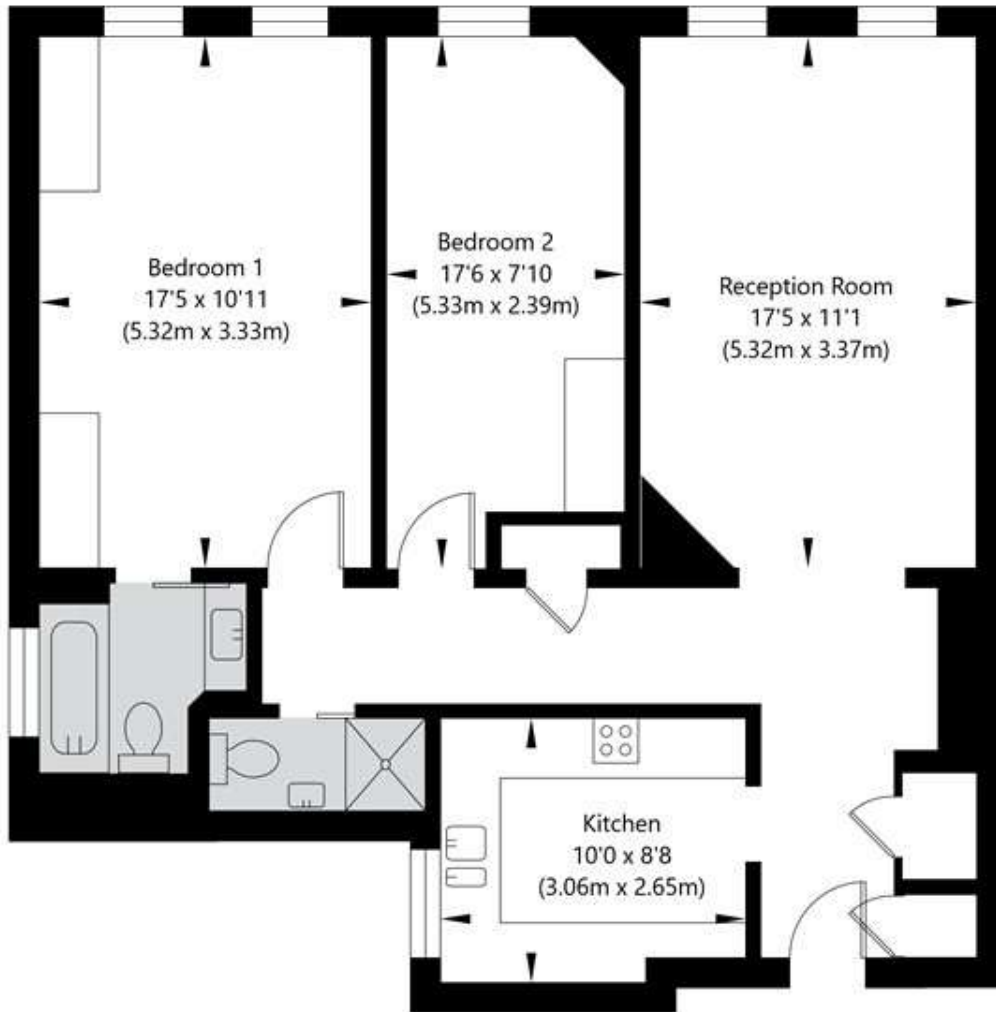
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Circus Lodge, London NW8 9JL

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
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SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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		

Tenure: Leasehold

Term: Expires - 01/01/2968

Service Charge: £9,535.26 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: E

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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