



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

£2,495,000 *Leasehold*



A stunning three-bedroom apartment, located within one of St John's Wood's most iconic developments. The property boasts a 36ft open-plan reception kitchen area. There are three bathrooms (two en-suite) plus a combination of oak engineered and tiled flooring throughout. St John's Wood High Street and Underground Station (Jubilee Line) are less than half a mile away, whilst Lord's Cricket Ground and Regent's Park are within a one-mile radius. The development benefits from CCTV, 24 hour portage and communal heating.



Winkworth St John's Wood

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KEY FEATURES

- Principal Bedroom Suite
- Two Further Bedrooms
- Two Shower Rooms (En-Suites)
- Guest WC
- Double Reception Room
- Kitchen
- Entrance Phone
- Porterage
- Communal Garden
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/01/3009

Service Charge: £14,570.88 per annum

Service Charge Note: Includes Reserve Fund Contribution of £3,518.40 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





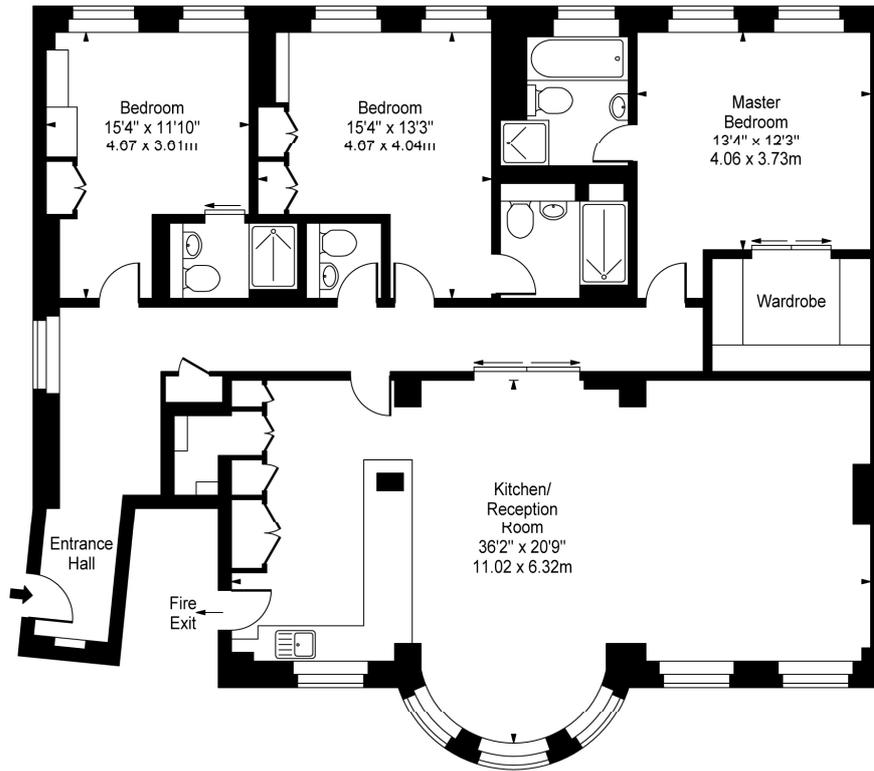
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD260106>

South Lodge,
Circus Road, NW8



Ground Floor

Approx Gross Internal Area **1641 Sq Ft - 152.65 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.19349

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.

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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