



## **SOUTH LODGE, NW8 £2,190,000 PRINCIPAL AGENT** Subject to contract

This wonderful and bright four bedroom apartment could be your perfect home! Set on the ground floor of this elegant building, the property benefits from two en-suite facilities as well as additional bathroom/cloak room. South Lodge enjoys 24-hour portage, a passenger lift, lovely communal gardens and is ideally located within 0.4 miles of the chic cafes and restaurants of St John's Wood High Street. The closest underground station is St John's Wood (Jubilee line).

Principal Bedroom With En Suite Bathroom | Second Bedroom With En Suite Shower Room | Two Further Bedrooms | Family Bathroom | Open Plan Reception/Dining Room | Kitchen/Breakfast Room | Communal Garden | 24-Hour Portage | Passenger Lift | Communal Heating & Hot Water | Video Entrance Phone | Parking | Leasehold

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

VIRTUAL TOUR: <https://youtu.be/OexyZL98ThY>

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For every step...

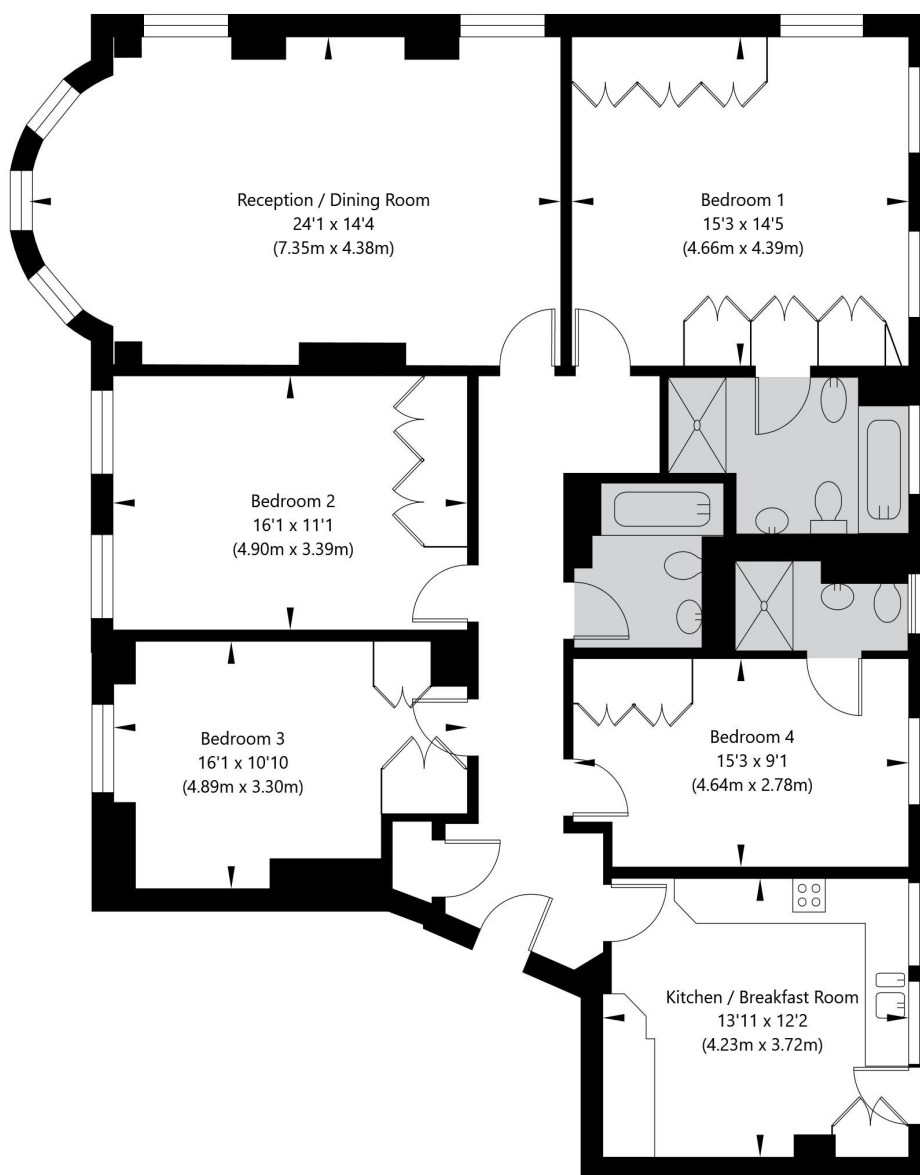




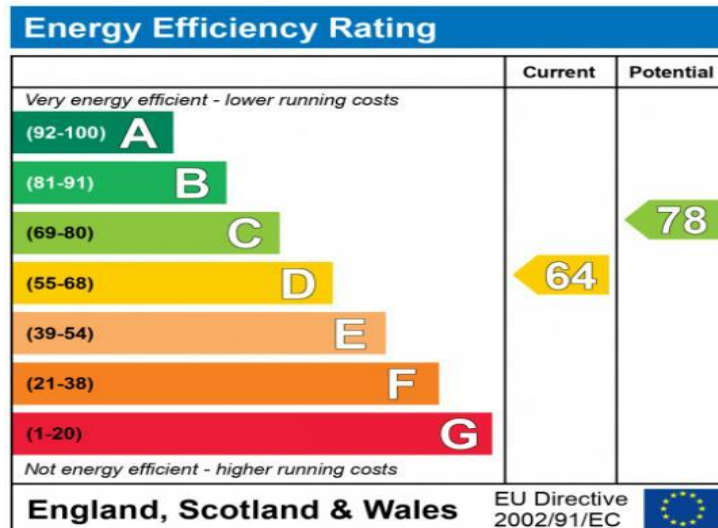
# South Lodge, Circus Road, London NW8 9ER



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 144.69 SQ M / 1557 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 144.69 SQ M / 1557 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

<b>Tenure:</b>	Leasehold	
<b>Term:</b>	999 years from 29/01/2010	<b>NOTES:</b>
<b>Service Charge:</b>	£16,059.56 per annum	
<b>Current Ground Rent:</b>	A Peppercorn / No Ground Rent Applicable	

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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