



CIRCUS ROAD

ST JOHN'S WOOD, LONDON, NW8



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AN OPPORTUNITY TO ACQUIRE AN IMPORTANT AND PROMINENTLY POSITIONED DETACHED FAMILY HOME (318 SQ.M/3,425 SQ.FT) ON THE MARKET FOR THE FIRST TIME IN 50 YEARS AND IS IDEALLY LOCATED IN THE HEART OF ST JOHNS WOOD.

This historic Grade II Listed Victorian Villa built in 1841 has had an illustrious past and today features beautifully proportioned and elegant light filled living spaces accompanied by a vast principal bedroom suite occupying the entire first floor and three further bedrooms on the second floor. The house sits on a generous corner plot with gated off-street parking and a detached garage that has proposed plans to create an independent living quarters at the foot of the garden.







Further benefits include front, side and rear tranquil and quiet south facing garden which jointly span nearly 150ft on to the street elevation of the highly prestigious Cavendish Avenue.





ACCOMMODATION

- Principal Bedroom with Large Dressing Room and En-suite Bathroom and En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Drawing Room
- Dining Room
- Reception Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Pantry
- Guest Cloakroom

AMENITIES

- South Facing Rear Garden
- Detached Double Garage/Workshop
- Further Gated Off Street Parking for Two Cars



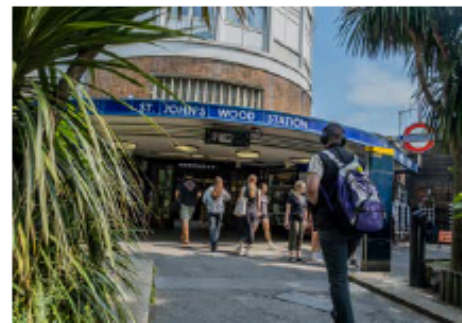
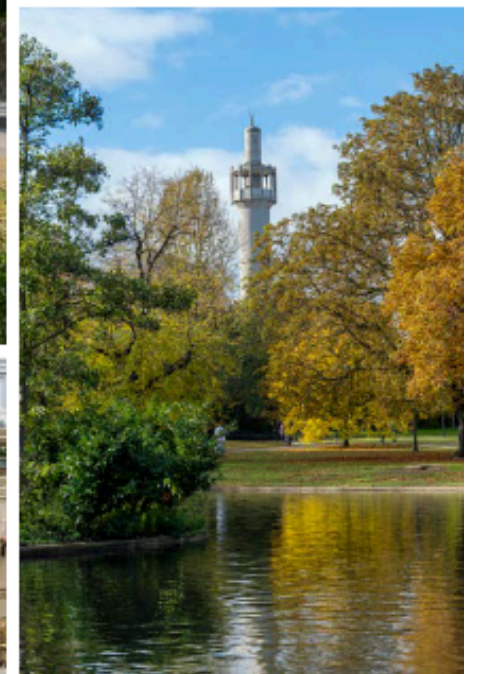
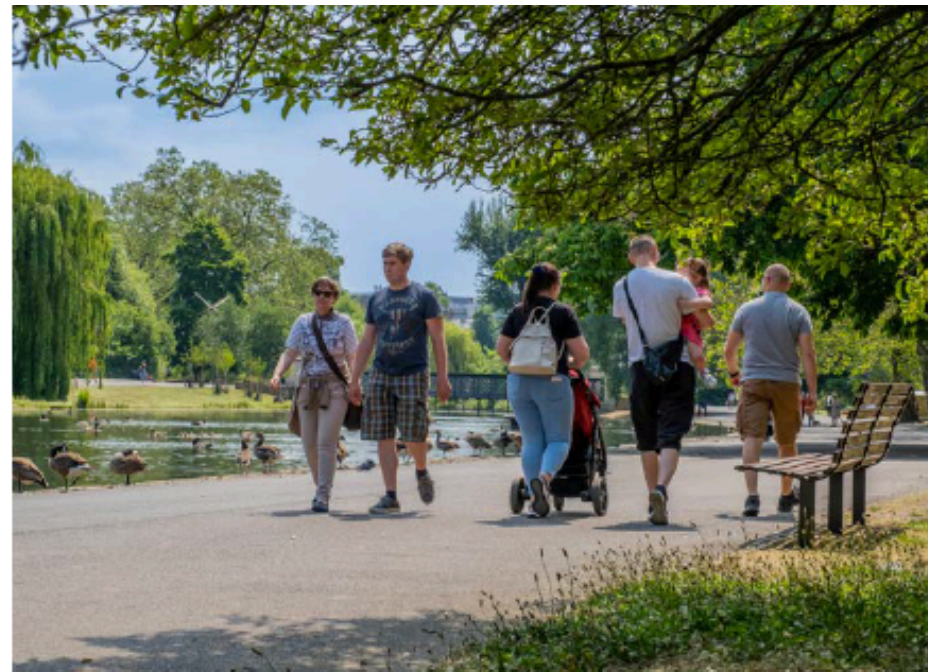
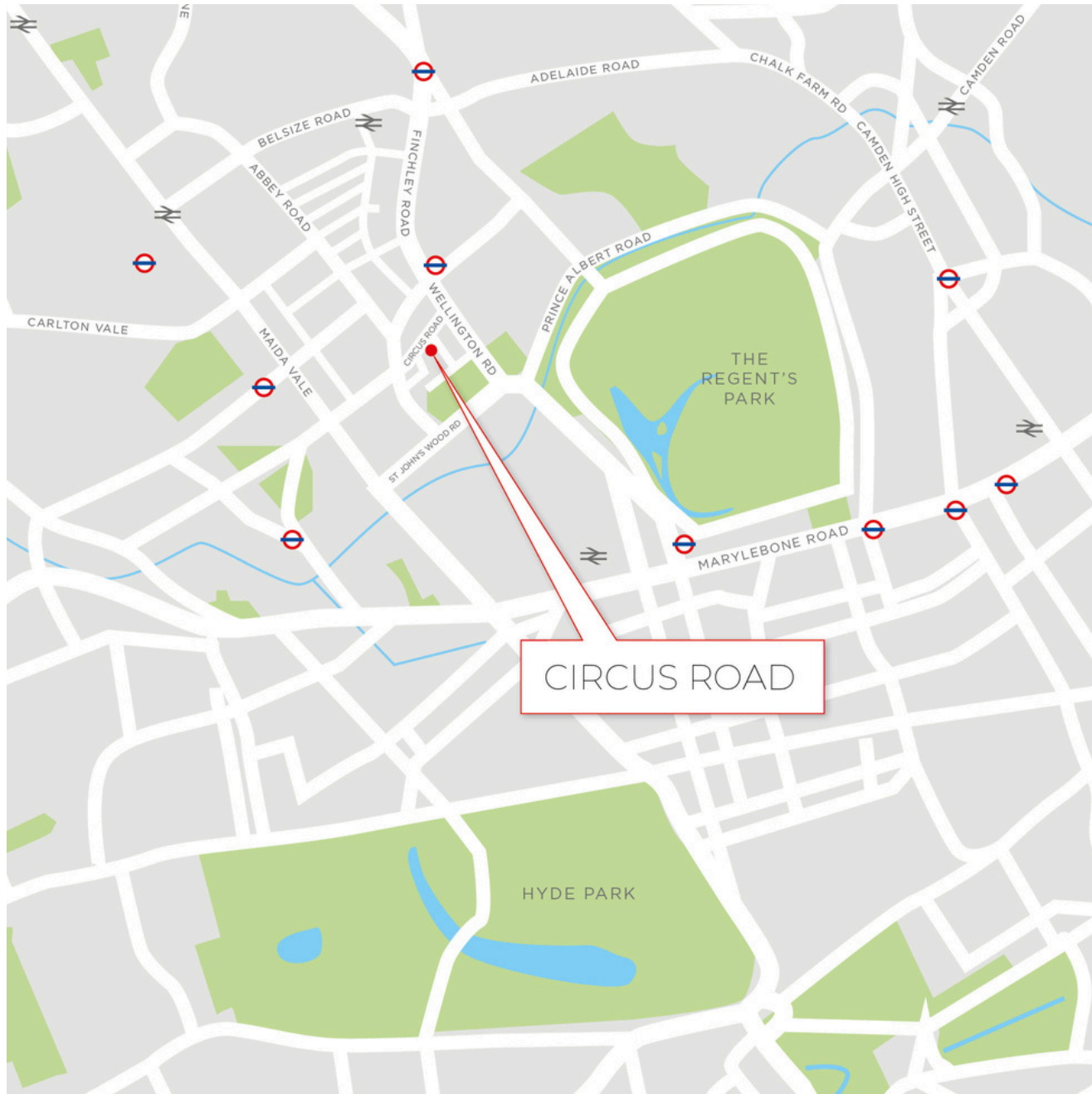




CIRCUS
ROAD NW8
CITY OF WESTMINSTER

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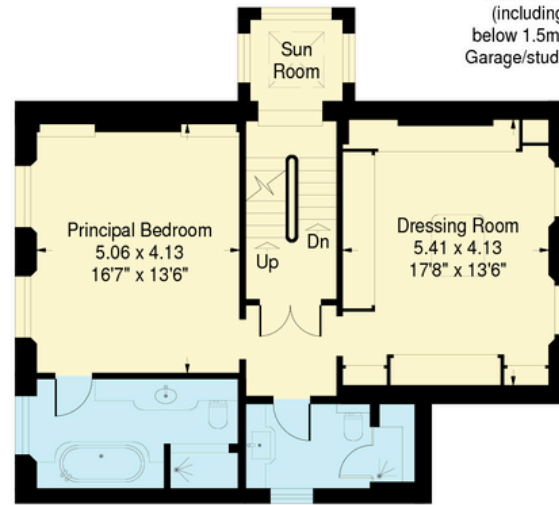


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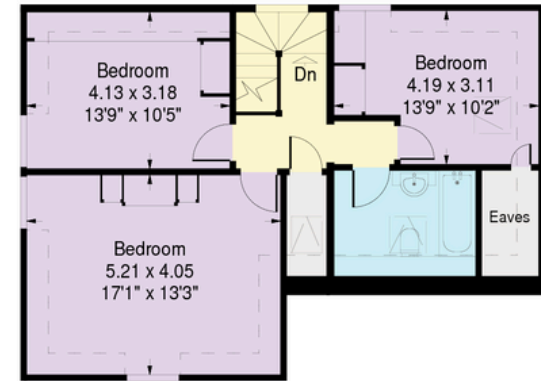
Approximate Gross Internal Area:
 House - 318.2 sq.m. / 3425 sq.ft.
 (including reduced height area,
 below 1.5m - 13.8 sq.m. / 149 sq.ft.)
 Garage/studio - 23.2 sq.m. / 250 sq.ft.



Ground Floor



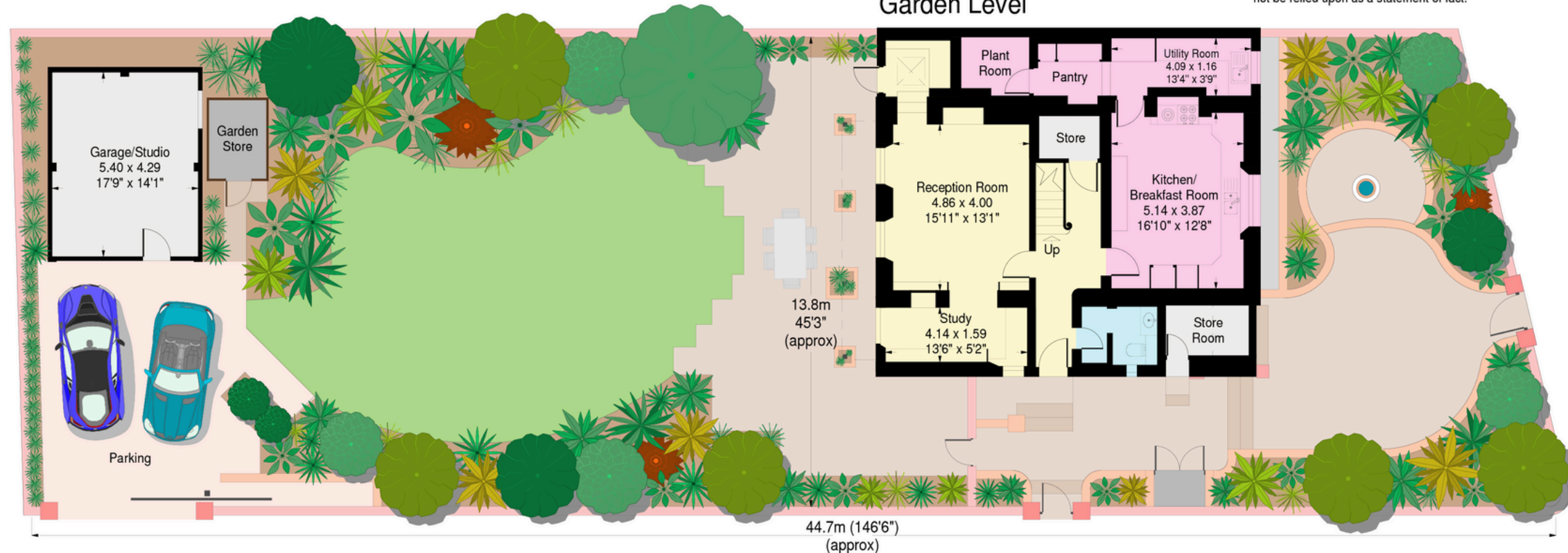
First Floor



Second Floor

APPROX. SCALE
 0 1 2 3 4 5 10Ft
 0 1 2 3M
www.ProplanUK.co.uk

This plan is for guidance only and must not be relied upon as a statement of fact.



44.7m (146'6")
 (approx)



BUS STOP

CAYENSH AVENUE W/2

TENURE: FREEHOLD
COUNCIL TAX: WESTMINSTER (BAND H)
GUIDE PRICE: £8,500,000

SOLE SELLING AGENT

ASTON CHASE

enquiries@astonchase.com
+44 (0) 20 7724 4724

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.