

# ASTON CHASE



**CIRCUS ROAD**  
St Johns Wood, NW8

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## CIRCUS ROAD

We are delighted to present this beautiful & newly refurbished three bedroom apartment (1,828 sqft/170 sqm) situated on the ground floor of this sought after portered mansion block on Circus Road. The property comprises three double bedrooms, three en-suite bathrooms, a fully fitted eat in kitchen, a double reception which overlooks the communal gardens, a separate utility room and a guest WC. Further benefits include 24 hour concierge, off street parking on first come, first serve basis, heating & hot water which is inclusive in the rent and wooden flooring throughout.

South Lodge is located close to the amenities on St John's Wood High Street, transport links of St John's Wood Underground Station (Jubilee Line) and walking distance to the open spaces of Regent's Park

## ACCOMMODATION

Three Double Bedrooms, Three Ensuite Bathrooms, Double Reception Room, Open Plan Kitchen, Utility Room, Guest WC, Patio Garden

## AMENITIES

24 Hour Concierge

Limited Off Street Parking



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.