



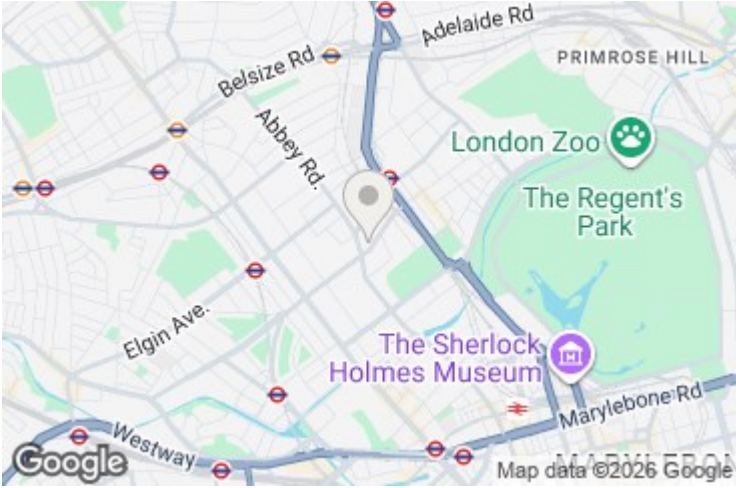
South Lodge, Circus Road, London NW8

£3,600 Per Month

Compton Reeback are delighted to be able to offer an incredibly spacious 1043 Sq Ft apartment comprising of 2 bedrooms and 2 bathroom (with en-suite) located in the heart of St John's Wood. The apartment is situated on the lower ground floor and benefits from a private entrance, wood flooring in the living area, 24-hour portage and limited off street parking spaces. South Lodge is a prestigious block located on the corner of Grove End Road and Circus Road and is within 500 meters of St John's Wood High Street and Underground Station (Jubilee line).

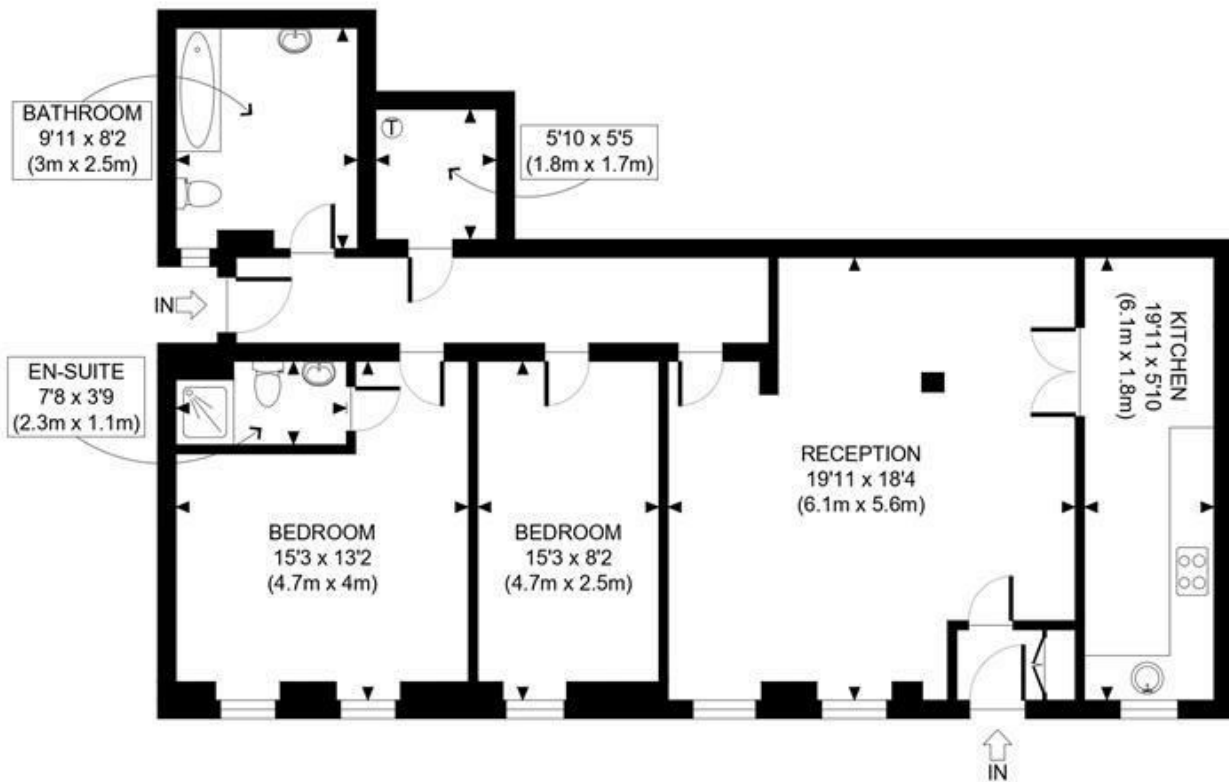
Available: 26th July 2026 | Offered Furnished
EPC Rating: D | Council Tax: Westminster Band G

South Lodge, Circus Road, London NW8



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1043 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1043 SQ FT/ 97 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

comptonreeback.co.uk