

### **Camden Office**

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## **CIRCUS ROAD, ST JOHN'S WOOD, NW8**

**£950 per week**

### **Preliminary Details**

A luxury four bedroom family apartment located on the fourth floor of this prominent mansion building. The apartment has recently been modernised to a very high standard and benefits from three, luxury marble tiled bathrooms and a contemporary limestone tiled shower room. The high quality fully fitted kitchen has stainless steel appliances and granite work surfaces. Neutral décor enhances light and space throughout. South Lodge has 24 hour uniformed porters and well maintained gardens



**4 Bedrooms • 3 Bathrooms**

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## Area Overview

St. John's Wood is a leafy, pleasant residential area north of Baker Street and is the home of many diplomats, celebrities and business executives. St. John's Wood is just far enough out of the West End to remain relatively peaceful and yet provides excellent access to the centre of London with Regent's Park just a stone's throw away.



Circus Road, St John's Wood  St. Johns Wood (0.2M),  Maida Vale (0.5M),  Warwick Avenue (0.7M)

## Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Westminster	£ 458	£ 535	£ 611	£ 688	£ 840	£ 993	£ 1,146	£ 1,375
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

## PLACES OF INTEREST NEAR CIRCUS ROAD, ST JOHN'S WOOD, NW8



### Lords Cricket Ground

Lord's Cricket Ground has been home to cricket since 1814 and regularly hosts both test matches and one day international matches. Over one hundred Test matches have been played at Lord's, the first in 1884 when England defeated Australia by an innings and 5 runs. The ground is one of the planned venues for the 2012 Olympics.

🚶 400m (7 mins) from Circus Road



### Little Venice Canals

This area to the north of Paddington is a small leafy oasis with picturesque canals and river boats travelling to Camden Lock and back. It is a great spot for a walk along the towpath where you will find the Puppet Theatre barge, the Cascade Floating Art Gallery, the Waterside Cage and the Warwick Castle pub.

🚶 1200m (20 mins) from Circus Road



### Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 1400m (23 mins) from Circus Road



### Sherlock Holmes Museum

Sherlock Holmes lived here at 221B Baker Street between 1881 - 1904 and the house is now protected by the Government. It is privately-run museum run by the Sherlock Holmes International Society.

🚶 1500m (25 mins) from Circus Road



### O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 1900m (32 mins) from Circus Road



### David's Deli

David's Deli is a real favourite with the locals in West Hampstead, as far as anyone can remember it has always been there, with a delicious range of Israeli cuisine a reputation for amazing breakfasts.

🚶 2000m (33 mins) from Circus Road