

Circus Road NW8  
£4,500,000 freehold

CLUTTONS



Circus Road, NW8



Approximate gross internal area:  
2807 sq ft (261sq m)  
Ref: ALB210268



**A rare opportunity to acquire a semi-detached white stucco fronted, grade II listed family home in the heart of NW8.**

The property is split over five floors which provides flexible family living space and has been finished to beautiful standard throughout. Comprising of an impressive reception/ drawing room, further Family/ cinema room and a great sized kitchen with modern appliances that is open plan to an excellent dining room. In terms of accommodation, the house consists of the principal bedroom suite with an impressive walk-in dressing room, four further double bedrooms and four bathrooms. Further benefits of the house include a large utility room, a substantial office, two guest cloakrooms, two patio terraces and a superb front and rear garden.

Circus Road is a highly desirable residential street situated at the center of St Johns Wood just 0.1 Miles for the high-street itself, which has a vast number of world class amenities and famous restaurants. Renowned landmark Lords Cricket ground and the public open green spaces and boating lakes of Regents Park are both just 0.2 miles away. The nearest station is St Johns Wood Tube (Jubilee Line) which is 0.2 miles away.









For further details contact

Scott Joseph  
020 7262 2226  
scott.joseph@cluttons.com

This is made from FSC certified paper, part of our commitment to use more sustainable materials. FSC, protecting the world's forests for the future. Please recycle.



**Cluttons**  
23 Albion Street  
London  
W2 2AS  
cluttons.com

Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Cluttons LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Cluttons LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respects of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.